



# Planning & Development

## Development Services Customer Service Center

One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

### Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
<p>Section(s) of UDO affected: SECTION 1.5.6</p> <p>Provide an explanation of the alternate requested, along with an applicant's statement of the findings THE ALTERNATE BEING REQUESTED FOR SECTION 1.5.6 IS TO PROVIDE AN ALTERNATE SITE DESIGN TO ELIMINATE THE REQUIREMENT FOR THE 30' CORNER YARD BUILD TO REQUIREMENT. IN ADDITION THE ALTERNATE BEING REQUESTED ADDRESSES MEETING THE REQUIRED 25% BUILD TO REQUIREMENT ALONG BRIER CREEK BOULEVARD WITH THE ADDITION OF AMMENITY AREAS ALONG THIS FRONTAGE</p> <p>Provide all associated case plan numbers including zoning and site plan: SKETCH PLAN #527829 SR 20-18 TRANSACTION # 547205</p>	<p>Transaction Number</p>

GENERAL INFORMATION		
Property Address 7901 ACC Boulevard		Date 06/07/2018
Property PIN 0768583613	Current Zoning OX-3 PL CUD	
Nearest Intersection ACC BOULEVARD/ BRIER CREEK PARKWAY		Property size (in acres) 1.72 ACRES
Property Owner VNSN, LLC 914, 1610A WILLIAMSBORO STREET OXFORD N. C. 27565	Phone 919-693-6661	Mail
	Email VJINDAL@NCOPHTH.COM	
Project Contact Person MAC MCINTYRE P.E.	Phone 919-427-5227	Mail
	Email MACMCINTYREPE@GMAIL.COM	
Property Owner Signature <i>[Signature]</i>	Email VJINDAL@NCOPHTH.COM	
Notary Sworn and subscribed before me this <u>6th</u> day of <u>June</u> , 20 <u>18</u>	Notary Signature and Seal <i>[Signature]</i> My commission expires 7-27-20 <u>19</u>	



## FINDINGS OF FACT

1. The Administrative Alternate meets the intent of the build to regulations based on the original master plan requirements set forth for this site. This site was one of three lots that were part of the Alexander Place lot 101 subdivision (SR-70-06). This subdivision was designed to have cross access between each lot and to have one bay of parking along the front of each unit. At present, two of the three lots are complete with existing parking bays along ACC boulevard and existing road and radius turnouts for extending a parking bay along ACC boulevard for this site.
2. The Administrative Alternate conforms with the originally approved Alexander Place subdivision lot 101 (SR-70-06) that was master planned for one bay of parking along the frontage with ACC boulevard
3. The approved alternate does not substantially negatively alter the characteristics of the defining street or establish a build -to pattern that is not harmonious with the existing built context. This alternate matches the characteristics of the defining street and build to pattern of this portion of ACC boulevard.
4. The change in percentage of building that occupies the build to area or increased setback does not negatively impact pedestrian access, comfort or safety and matches closely the pedestrian access of the two adjacent properties.
5. In reference to the required 25% building frontage requirement along Brier Creek Parkway, the addition of 60 +/- linear footage of amenity area along Briar Creek Parkway along with the 70' building width provides 37 % (see below).
  - Existing ratio without amenity area: 70 lf building frontage / 349 lf road  
Frontage = 20% ratio along brier creek parkway
  - Ratio with amenity area: 70 lf building + 60 lf amenity area/ 349 lf road frontage  
= 37% ratio along Brier Creek Parkway

[illegible]

ACC BLVD  
PUBLIC R/W  
FUTURE

SLF RUBY JONES, LLC  
EX LOT 100 MB 2006 PG 166  
PROPOSED LOT 111

SLF RUBY JONES, LLC  
EX LOT 102 MB 2006, PG 1667-1668

BRIGER CREEK  
PARKWAY  
PUBLIC R/W

WAKE COUNTY, NC 233  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
05/24/2007 AT 11:03:11

**NOTE:**  
SEE PAGE 1 OF 2 FOR APPROVALS, NOTES & SIGNATURES

WAKE COUNTY REGISTRY

RECORDED IN MAP BOOK 2007, PAGE

BN2007 PAGE: 01206

RA037283

ALEXANDER PLACE LOT 101 SUBDIVISION  
LOTS 1, 2 & 3

RA037283

BOOK: BH2007 PAGE: 01206

**JOHN A. EDWARDS & COMPANY**

**Consulting Engineers**

333 Wade Ave., Raleigh, NC 27605

Phone (819) 828-4428

FAX (916) 828-4711  
E-mail: [info@seco.com](mailto:info@seco.com)

**WORK IN CAROLINA**

RECORDED MAP

**Appendix 1**

5

59

17

15

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**Abstract**

**Copyright Clearance Center**

1

bk 2007 Pa1206



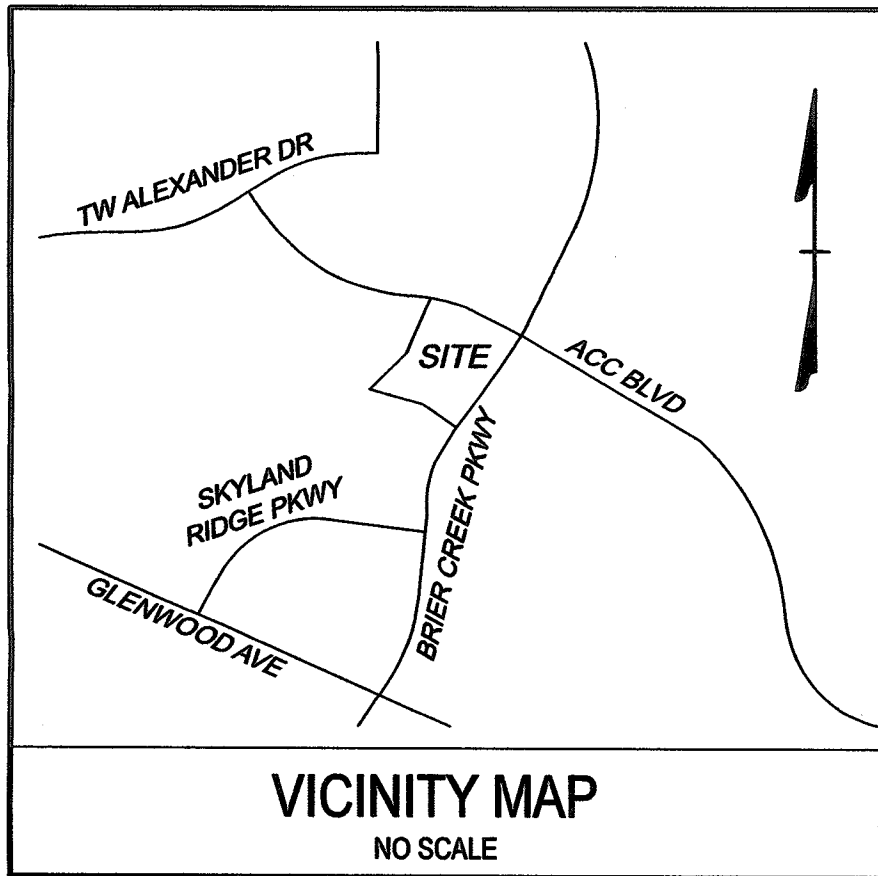
# Administrative Site Plan

## Brier Creek Medical Office Building

7901 ACC BLVD  
Raleigh  
Wake County, North Carolina

VNSN, LLC

914 , 1610 A Williamsboro St  
Oxford, NC 27565  
(919) 693-6661

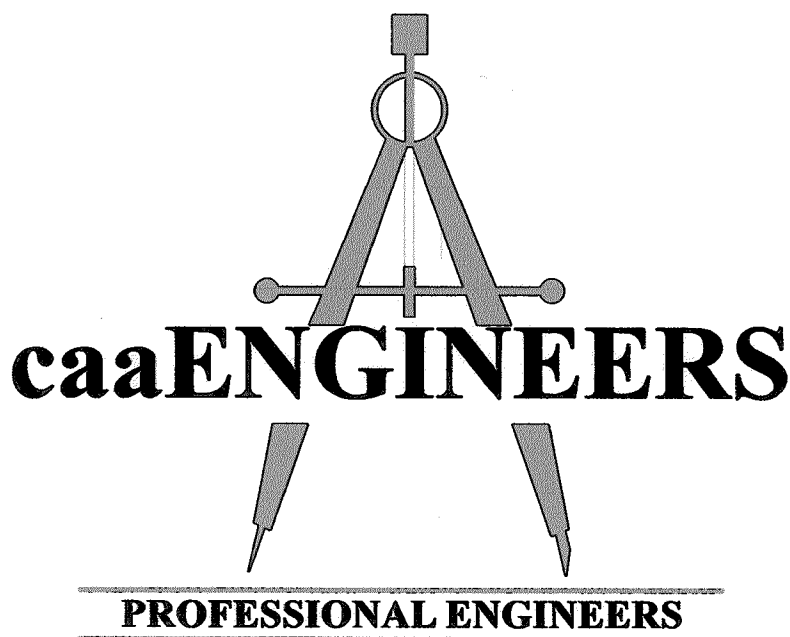
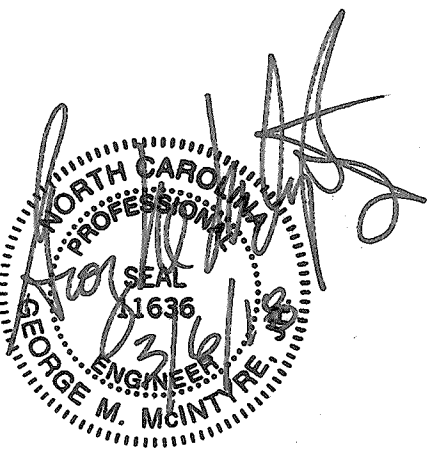



SITE DATA	
EXISTING LOT AREA	74,923 SF (1.72 ACRES)
PROPOSED USE	GENERAL OFFICE
EXISTING USE	VACANT
CURRENT ZONING	OX-3 PL CUD
EXISTING IMPERVIOUS AREA	4000 SF
PROPOSED LOTS	1
AMENITY AREA REQUIRED 10% = 74,923 SF x .10	7,492 SF
AMENITY AREA PROVIDED	7,500 SF
BUILDING AREA (PROPOSED)	18,956 SF
TCA REQUIRED	0 SF
TCA PROVIDED	0 SF
MIN LOT WIDTH	45 FT
LOT WIDTH	191 FT
INSIDE CITY LIMITS	YES
RIVER BASIN	NEUSE
PARKING REQ'D (1 PARKING SPACE / 400 SF BLDG AREA)	47
18,956 SF / 400 SF = 47	
PARKING PROVIDED	65
ACCESSIBLE PARKING SPACE REQ'D	3
ACCESSIBLE PARKING SPACE PROVIDED	4
BICYCLE PARKING REQ'D (SHORT TERM) -	4 (MIN)
BICYCLE PARKING PROVIDED (SHORT TERM) -	4
BICYCLE PARKING (LONG TERM) - 1/ 5000 SF BLDG AREA	4
18,956 SF / 5000 SF = 3.79 SPACES	

PROJECT NOTES	
1.	WITHIN THE SIGHT TRIANGLE SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL SIGN, PARKED VEHICLE OR OTHER OBJECT.
3.	FEE IN LEU WILL BE PROVIDED FOR 1' OF SIDEWALK ALONG ACC BLVD ALONG PROJECT FRONTAGE.

WASTE SERVICES PICK UP PROCEDURE	
SOLID WASTE FOR EACH RESIDENCE WILL BE MANAGED THROUGH THE CITY OF RALEIGH WASTE MANAGEMENT PROGRAM.	
WASTE DUMPSTER TO BE PROVIDED FOR WASTE PICK UP	

Zoning Conditions	
Z-14-17 - ACC BLVD	
CONDITIONS DATED: SEPTEMBER 26, 2016	
1.	PROPOSED REZONING WILL NOT ALLOW THE FOLLOWING USES: DETENTION CENTER JAILS PRISONS PLANT NURSERY PRODUCE STANDS CEMENTARY OUTDOOR SPORTS OR ENTERTAINMENT FACILITY OF ANY SIZE



<b>Administrative Site Review Application</b> (for UDO Districts only)		 <b>DEVELOPMENT SERVICES DEPARTMENT</b>
Development Services Customer Service Center   1 Exchange Plaza, Suite 400   Raleigh, NC 27601   919-996-2495   (fax) 919-996-1831 Litchford Satellite Office   8320 - 130 Litchford Road   Raleigh, NC 27601   919-996-4200		
When submitting plans, please check the appropriate building type and include the Plan Checklist document.		
<b>BUILDING TYPE</b>		<b>FOR OFFICE USE ONLY</b>
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number  Assigned Project Coordinator  Assigned Team Leader
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
<b>GENERAL INFORMATION</b>		
Development Name: Brier Creek Medical Office Building		
Zoning District: OX3-PI CUD	Overlay District (if applicable): N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use: Medical Office Building		
Property Address(es): 7901 ACC Boulevard		Major Street Locator: Brier Creek Parkway
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 0768583613	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input checked="" type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:		
<b>WORK SCOPE</b>		
Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Site Development for Medical Office Building		
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>		
Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE		
<b>CLIENT/DEVELOPER/OWNER</b>		
Company: VNSN, LLC		Name (s): Vinod K Jindal , MD
Address: 914, 1610A Williamsboro Street , Oxford NC 27565		
Phone: 919	Email: vjindal@ncophth.com	Fax:
<b>CONSULTANT (Contact Person for Plans)</b>		
Company: CAA engineers		Name (s): Mac McIntyre PE
Address: 4932 b Windy Hill Drive Raleigh NC 27609		
Phone: 919 427 5227	Email: macmcintyre@gmail.com	Fax:

PAGE 1 OF 3

WWW.RALEIGHNC.GOV

REVISION 05.13.16

caaENGINEERS, Inc.

Professional Engineers  
4932-B Windy Hill Drive  
Raleigh, NC 27609  
1233 Heritage Links Drive  
Wake Forest, North Carolina 27587  
919-625-6755

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C-2151

### SITE DATA

PROJECT:	BRIER CREEK MEDICAL OFFICE BUILDING
OWNER/DEVELOPER:	VNSN, LLC 914, 1610A WILLIAMSBORO STREET OXFORD, NC 27565 (919) 693-6661
PHONE:	VINOD K. JINDAL, MD
CONTACT:	VJINDAL@NCOPHTH.COM
EMAIL:	
ENGINEER:	MAC MCINTYRE, PE caaENGINEERS, INC. 3942 B WINDY HILL DRIVE RALEIGH, NC 27609 (919) 427- 5227 macmcintyre@gmail.com
PHONE:	
EMAIL:	
ARCHITECT:	STEVEN URENA URENA ARCHITECTURE 212 POWELL DRIVE, SUITE 100 RALEIGH, NC 27606 (919) 852-2329 URENA_ARCH@BELL.SOUTH.COM
PHONE:	
EMAIL:	
SURVEYOR:	TIMMONS GROUP APEX, NORTH CAROLINA (919) 363-9226
PHONE:	
PROJECT ADDRESS:	7901 ACC BLVD
PIN:	0768583613
ZONING:	OX-3 PL CUD
EXIST USE:	VACANT
FLOOD ZONE:	N/A
NO FEMA FLOOD HAZARDOUS AREAS PER FIRM 3720076800J	
TOTAL EXISTING TRACT AREA:	74,923 SF / 1.72 ACRES
DISTURBED AREA:	65,340 SF / 1.5 ACRES

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) OX3 - PL CUD		Proposed building use(s) Medical Office	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 0 SF	
Overlay District N/A		Proposed Building(s) sq. ft. gross 18,956 SF	
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed) 18,956 SF	
Off street parking: Required 47 Provided 65		Proposed height of building(s) 24' - 6"	
COA (Certificate of Appropriateness) case #		# of stories 2	
BOA (Board of Adjustment) case # A-		Celling height of 1 <sup>st</sup> Floor 9 Feet	
CUD (Conditional Use District) case # 2- 14-17 ACC Boulevard			
Stormwater Information			
Existing Impervious Surface .0918 AC. acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface .79 AC. acres/square feet		If Yes, please provide:	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Alluvial Soils FEMA Map Panel #	Flood Study
FOR RESIDENTIAL DEVELOPMENTS			
1. Total # Of Apartment, Condominium or Residential Units		5. Bedroom Units: 1br 2br 3br 4br or more	
2. Total # Of Congregate Care Or Life Care Dwelling Units		6. Infill Development 2.2.7	
3. Total Number of Hotel Units		7. Open Space (only) or Amenity	
4. Overall Total # Of Dwelling Units (1-6 Above)		8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SIGNATURE BLOCK (Applicable to all developments)			
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.			
I hereby designate Mac McIntyre to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.			
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.			
Signed: Vinod K Jindal		Date: 3-6-2018	
Printed Name: Vinod Jindal			
Signed:		Date:	
Printed Name:			

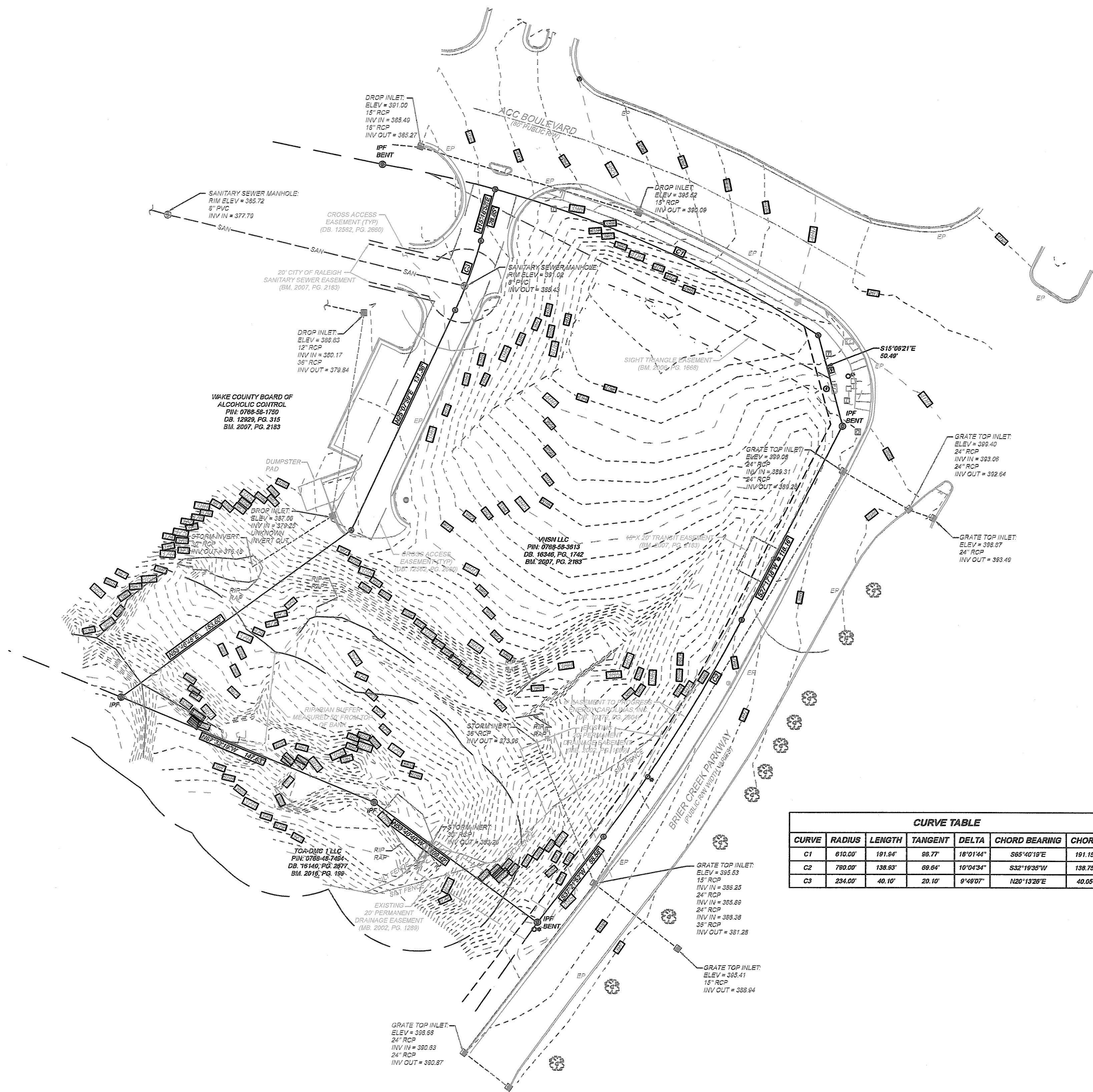


NOTE:  
ALL CONSTRUCTION SHALL BE  
IN ACCORDANCE WITH CITY OF RALEIGH  
STANDARDS AND SPECIFICATIONS

Transaction Number - Sketch Plan 527829



- NOTES:
- 1) NO TITLE REPORT FURNISHED FOR THIS SURVEYING EFFORT.
  - 2) AREAS COMPUTED BY COORDINATE METHOD.
  - 3) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
  - 4) ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES (UNLESS OTHERWISE NOTED).
  - 5) THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
  - 6) RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
  - 7) BASIS OF BEARINGS SHOWN HEREON IS NC GRID NAD83 (2011).
  - 8) VERTICAL DATUM SHOWN HEREON IS NAVD83.
  - 9) BOUNDARY INFORMATION IS BASED IN PART, ON DEEDS AND MAPS OF RECORD, AND IN PART, BY AN ACTUAL FIELD SURVEY BY THIS FIRM.
  - 10) WETLANDS WERE NOT INVESTIGATED NOR NOTED ON THIS SITE.
  - 11) THIS SITE LIES ZONE K, WHICH IS ACCORDING TO FLOOD INSURANCE RATE MAP 3720076500J PANEL 0765, WITH AN EFFECTIVE DATE OF MAY 2, 2005.



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING
C1	610.00'	191.84'	95.77'	18°01'44"	S85°40'15"E
C2	780.00'	138.93'	68.64'	10°04'34"	S32°19'35"W
C3	234.00'	40.10'	20.10'	9°49'07"	N20°13'29"E

I, RICHARD W. FENCI, PLS HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, AND DRAWN FROM INFORMATION AS INDICATED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH TITLE 21 NCAC 55-1805, AS AMENDED. THE FOLLOWING INFORMATION WAS USED TO PERFORM GPS SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.02'
- (3) TYPE OF GPS FIELD PROCEDURE: NCVRSS
- (4) DATE OF SURVEY: 05/24/2016
- (5) DATUM/EPOCH: NAD83 (2011) - EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRSS
- (7) GRID MODE: 3D/4 (COMB)
- (8) COMBINED GRID FACTOR(S): 1.00000211
- (9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 6TH DAY OF JUNE A.D. 2016.

L. 5023  
REGISTRATION NUMBER SURVEYOR

PRELIMINARY - NOT FOR SALES,  
RECORDATION OR CONVEYANCES

TOPOGRAPHIC BASE MAP FOR  
BRIER CREEK  
RALEIGH, NORTH CAROLINA

LEESVILLE TOWNSHIP	WAKE COUNTY, NC
Date: JUNE 6, 2016	Scale: 1"= 30'
Sheet 1 of 1	J.N.: 38367
Drawn by: JT	Checked by: RWP
Revised:	

TIMMONS GROUP

THIS DRAWING PREPARED AT THE  
RALEIGH OFFICE  
5310 TRIMITY ROAD, SUITE 100 J. RALEIGH, NC 27607  
TEL: 919.876.1111 FAX: 919.876.1112  
WWW.TIMMONSGROUP.COM  
NORTH CAROLINA LICENSE NUMBER C-1062

YOUR VISION ACHIEVED THROUGH OURS.

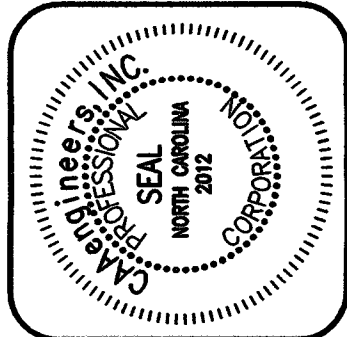
Technology

Infrastructure

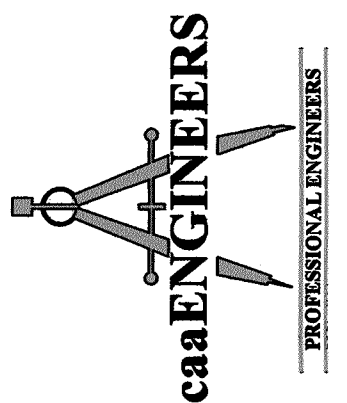
Residential

Site Development





**caaENGINEERS, Inc.**  
Professional Engineers  
1233 Heritage Lakes Drive  
Wake Forest, NC 27587 919-825-5755  
4932 B Windy Hill Dr, Raleigh NC 27609  
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C-2151

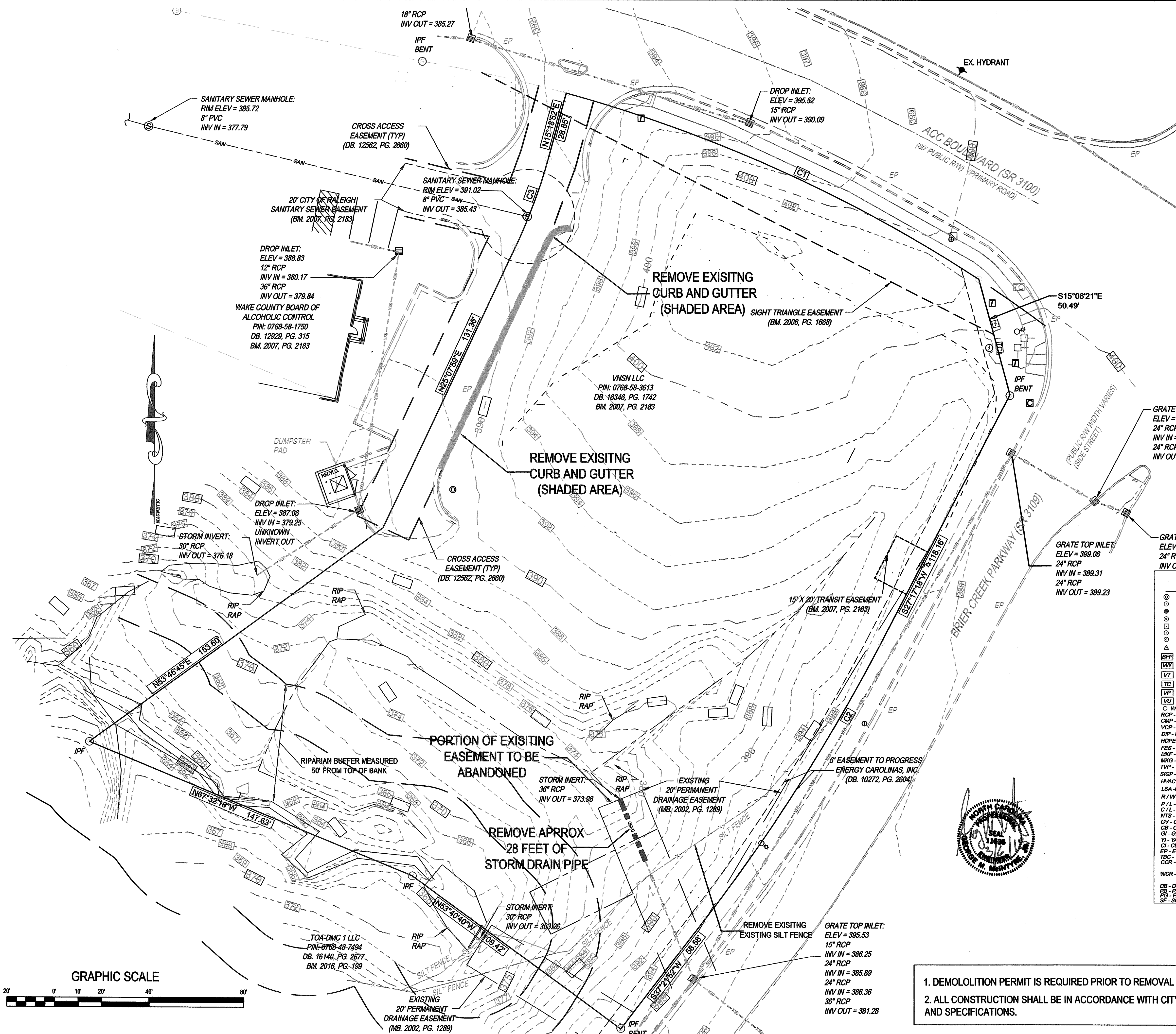


NO	DATE	REVISION DESCRIPTION	BY
1			
2			
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PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

**Exist. Conditions & Demo Plan**  
**BRIER CREEK MEDICAL OFFICE BUILDING**  
**ACC BOULEVARD**  
Raleigh, NC

Job No. 4101  
Dwg No. **C1**



### DEMOLITION NOTES

- REMOVE/DEMOLISH/ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AND APPROVAL OF THE CITY INSPECTOR. REFER TO EROSION CONTROL PLAN.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES: (1) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. (2) DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNER WRITTEN PERMISSION. (3) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
- SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
- VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND REPAIR OR REPLACE ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY NECESSARY PERMITS AS REQUIRED.

### LEGEND

① IPF - IRON PIPE FOUND	① MH DRAINAGE	⊠ SPRINKLER BOX
② IPF - IRON ROD FOUND	② MH SANITARY	⊠ SPRINKLER HEAD
③ IPF - IRON PIPE SET	③ MH ELECTRIC	⊠ SPRINKLER VALVE
④ CP - COMPUTED POINT	④ MH TELEPHONE	⊠ GAS TEST LOCATION
⑤ CMF - CONCRETE MONUMENT	⑤ MH WATER	⊠ GAS METER
⑥ MNF - MAG NAIL FOUND	⑥ STORM INLET	⊠ GAS VALVE
⑦ RSF - RAILROAD SPIKE FOUND	⑦ ELECTRIC BOX	⊠ FLAG POLE
⑧ CP - COMPUTED EASEMENT POINT	⑦ TELEPHONE PEDESTAL	⊠ TREE
⑨ BPF - BACKFLOW PREVENTER	⑧ CABLE TV PEDESTAL	⊠ BOLLARD
⑩ WV - WATER VAULT	⑧ SIGN	⊠ BOREHOLE
⑪ TV - TELEPHONE VAULT	⑧ ELECTRIC METER	⊠ AC UNIT
⑫ TC - TRAFFIC CONTROL BOX	⑧ WATER METER	⊠ MAILBOX
⑬ VP - POWER VAULT	⑧ WATER VALVE	⊠ CLEAN OUT
⑭ UV - UTILITY VAULT	⑧ FIRE HYDRANT	⊠ GUY
⑮ WF - WETLAND FLAG	⑧ POWER POLE	⊠ HC HANDICAP PARKING
⑯ RCP - REINFORCED CONCRETE PIPE	⑧ LIGHT POLE	⊠ WELL
⑰ CMP - CORRUGATED METAL PIPE	⑧ YARD LIGHT	⊠ MONITORING WELL
⑱ VCP - VITRIFIED CLAY PIPE	⑧ GROUND LAMP	⊠ ROOF DRAIN
⑲ DIP - DUCTILE IRON PIPE	⑧ HEATING, VENTILATION AND AIR CONDITIONING	⊠ WATER SPIGOT
⑳ HDPE - HIGH DENSITY POLYETHYLENE PIPE	⑧ LSA LANDSCAPED AREA	⊠ DEED LINE
㉑ FES - FLARED END SECTION	⑧ R/W - RIGHT-OF-WAY	⊠ LINE NOT SURVEYED
㉒ FOP - FIBER OPTIC MARKER	⑧ P/L - PROPERTY LINE	⊠ STORM LINE
㉓ MKG - GAS MARKER	⑧ C/L - CENTERLINE	⊠ SANITARY LINE
㉔ TYP - TELEVISION PEDESTAL	⑧ NTS - NOT TO SCALE	⊠ FENCE
㉕ SIGP - SIGNAL POLE	⑧ GV - GAS VALVE	⊠ OVERHEAD POWER LINE
㉖ H/MAC - HEATING, VENTILATION AND AIR CONDITIONING	⊠ CB - CATCH BASIN	⊠ PAINTED GAS LINE
㉗ LSA - LANDSCAPED AREA	⊠ GI - GRATE INLET	⊠ PAINTED POWER LINE
㉘ R/W - RIGHT-OF-WAY	⊠ YI - YARD INLET	⊠ PAINTED STORM LINE
㉙ P/L - PROPERTY LINE	⊠ CI - CURB INLET	⊠ PAINTED WATER LINE
㉚ C/L - CENTERLINE	⊠ EP - EDGE OF PAVING	⊠ EDGE OF TREELINE
㉛ NTS - NOT TO SCALE	⊠ TBC - TOP BACK OF CURB	
㉜ GV - GAS VALVE	⊠ CCR - CHATHAM COUNTY RECORD	
⊠ CB - CATCH BASIN	⊠ WCR - WAKE COUNTY RECORDS	
⊠ GI - GRATE INLET	⊠ DB - DEED BOOK	
⊠ YI - YARD INLET	⊠ PB - PLAT BOOK	
⊠ CI - CURB INLET	⊠ SF - SQUARE FEET	
⊠ EP - EDGE OF PAVING		
⊠ TBC - TOP BACK OF CURB		
⊠ CCR - CHATHAM COUNTY RECORD		
⊠ WCR - WAKE COUNTY RECORDS		
⊠ DB - DEED BOOK		
⊠ PB - PLAT BOOK		
⊠ SF - SQUARE FEET		

- DEMOLITION PERMIT IS REQUIRED PRIOR TO REMOVAL OF ANY EXIST STRUCTURES ON SITE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



Know what's below.  
Call before you dig.  
(Or call: 1-800-632-4949)





PROJECT NOTES

1. WITHIN THE SIGHT TRIANGLE SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL SIGN, PARKED VEHICLE OR OTHER OBJECT.
3. FEE IN LEU WILL BE PROVIDED FOR 1' OF SIDEWALK ALONG ACC BLVD ALONG PROJECT FRONTAGE.

WASTE SERVICES PICK UP PROCEDURE

SOLID WASTE FOR EACH RESIDENCE WILL BE MANAGED THROUGH THE CITY OF RALEIGH WASTE MANAGEMENT PROGRAM. WASTE DUMPSTER TO BE PROVIDED FOR WASTE PICK UP

WAKE COUNTY BOARD OF  
ALCOHOLIC CONTROL  
PIN: 0768-58-1750  
DB: 12929, PG. 315  
BM: 2007, PG. 2183

TOA-DMC 1 LLC  
PIN: 0768-48-7494  
DB: 16140, PG. 2677  
BM: 2016, PG. 199

GRAPHIC SCALE



NOTES:

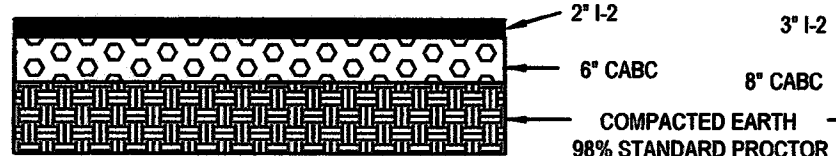
1. BOUNDARY INFORMATION TAKEN FROM TIMMONS SURVEYING
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES & SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.
3. ALL CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH AND NCDOT STANDARDS & SPECIFICATIONS.
4. RESIDENTIAL INFILL RULES MAY APPLY TO THESE PROPOSED LOTS. DETERMINATION OF COMPLIANCE WILL BE MADE UPON ISSUANCE OF RESIDENTIAL BUILDING PERMITS. (SECTION 2.2.7, UDO) DRIVEWAYS ARE TO BE BETWEEN 10'-18" WIDE, PERPENDICULAR TO THE STREET, LOCATED A MINIMUM OF 3.5' FROM ADJACENT PROPERTY LINES, COMPLY WITH THE 20' MINIMUM CORNER CLEARANCE FOR A DRIVEWAY AT AN INTERSECTION. DRIVEWAYS WILL BE REVIEWED WITH THE BUILDING PLAN SUBMITTAL.
5. THE PROPOSED LOTS ARE WITHIN SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (SPROD). SPECIFIC DESIGN STANDARDS APPLY TO RESIDENTIAL PARKING. SPROD STANDARDS (5.8.1) WILL BE REVIEWED UPON ISSUANCE OF BUILDING PERMIT.
6. FENCES, WALLS AND OTHER STRUCTURES ARE PROHIBITED IN DRAINAGE AND UTILITY EASEMENTS-BOTH PUBLIC AND PRIVATE. DETERMINATION OF COMPLIANCE WILL BE MADE UPON ISSUANCE OF RESIDENTIAL BUILDING PERMITS. (SECTION 7.2.8 UDO)
7. ANY UNUSED EXISTING UTILITY SERVICES SHALL BE ABANDONED AT THE TAP (MAIN) AND REMOVED FROM ROW OR EASEMENT PER PUBLIC UTILITIES HANDBOOK PGS 67 & 125.
8. ALL STREETS SHALL BE PUBLIC AND TURNED OVER TO THE CITY OF RALEIGH FOR MAINTENANCE UPON COMPLETION.
9. ANY SIGNAGE LOCATED ON THE SITE SHALL BE APPROVED BY THE CITY OF RALEIGH AND SHALL BE LOCATED OUTSIDE OF ANY SIGHT TRIANGLES.
10. ALL CONSTRUCTION WILL BE IN STRICT CONFORMANCE TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
11. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
12. EROSION CONTROL PLANS SHALL BE SUBMITTED PRIOR TO ANY GRADING ON THIS SITE.
13. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.
14. CONSTRUCTION PLANS FOR PUBLIC STREETS AND UTILITIES MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
15. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRATCH ON THIS MINIMUM CORNER CLEARANCE.
16. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
17. OBJECTS THAT MAY BE LOCATED IN THE SIGHT TRIANGLE ARE ITEMS SUCH AS; HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS RE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.
19. LANDSCAPE CONTRACTOR/OWNER OF PROPERTY WILL SCREEN ALL ABOVE-GROUND UTILITY DEVICES WITH EVERGREEN SHRUBS.
20. WHEELCHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH THE RALEIGH PUBLIC WORKS TRANSPORTATION Standard Drawing T-20.01.2.

OX3 PL CUD MINIMUM SETBACKS & DATA

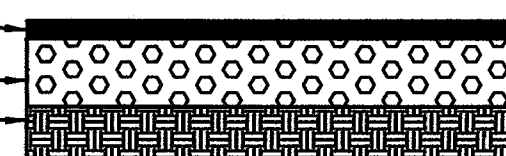
FROM A PRIMARY STREET	5' (MIN)
FROM A SIDE STREET	5' (MIN)
FROM A SIDE LOT LINE	0 LF OR 6 LF
FROM A REAR LOT LINE	0 LF OR 6 LF
PRIMARY STREET BUILD TO (PL)	0/100' (MIN/MAX)
BUILDING WIDTH IN PRIMARY BUILD TO (PL)	50%
SIDE STREET BUILD TO (PL)	0/100' (MIN/MAX)
BUILDING WIDTH IN SIDE STREET BUILD TO (PL)	25%
HEIGHT LIMIT FOR FRONTAGE (MAX)	3 STORIES

LEGEND

- HEAVY DUTY ASPHALT PAVING (SEE DETAIL)
- AMENITY AREA
- EXISTING SIGHT TRIANGLE
- PROPOSED SIDEWALK

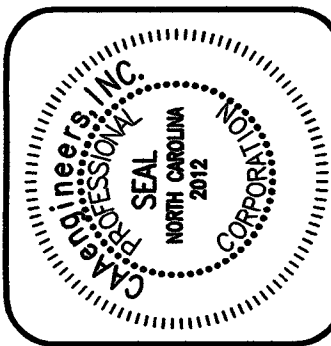


STANDARD PAVEMENT

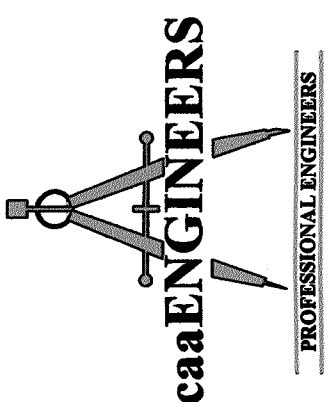


HEAVY DUTY PAVEMENT

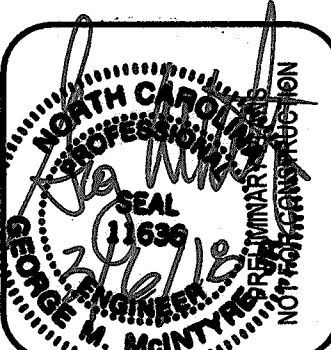
CONSTRUCTION PROCEDURES, MIX RATIOS, AGGREGATE SIZES, AND COMPACTION DENSITIES SHALL BE IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, 1995 EDITION.



caaENGINEERS, Inc.  
Professional Engineers  
1233 Heritage Links Drive  
Wake Forest, NC 27587 919-925-6755  
4902 B Windy Hill Dr., Raleigh NC 27609  
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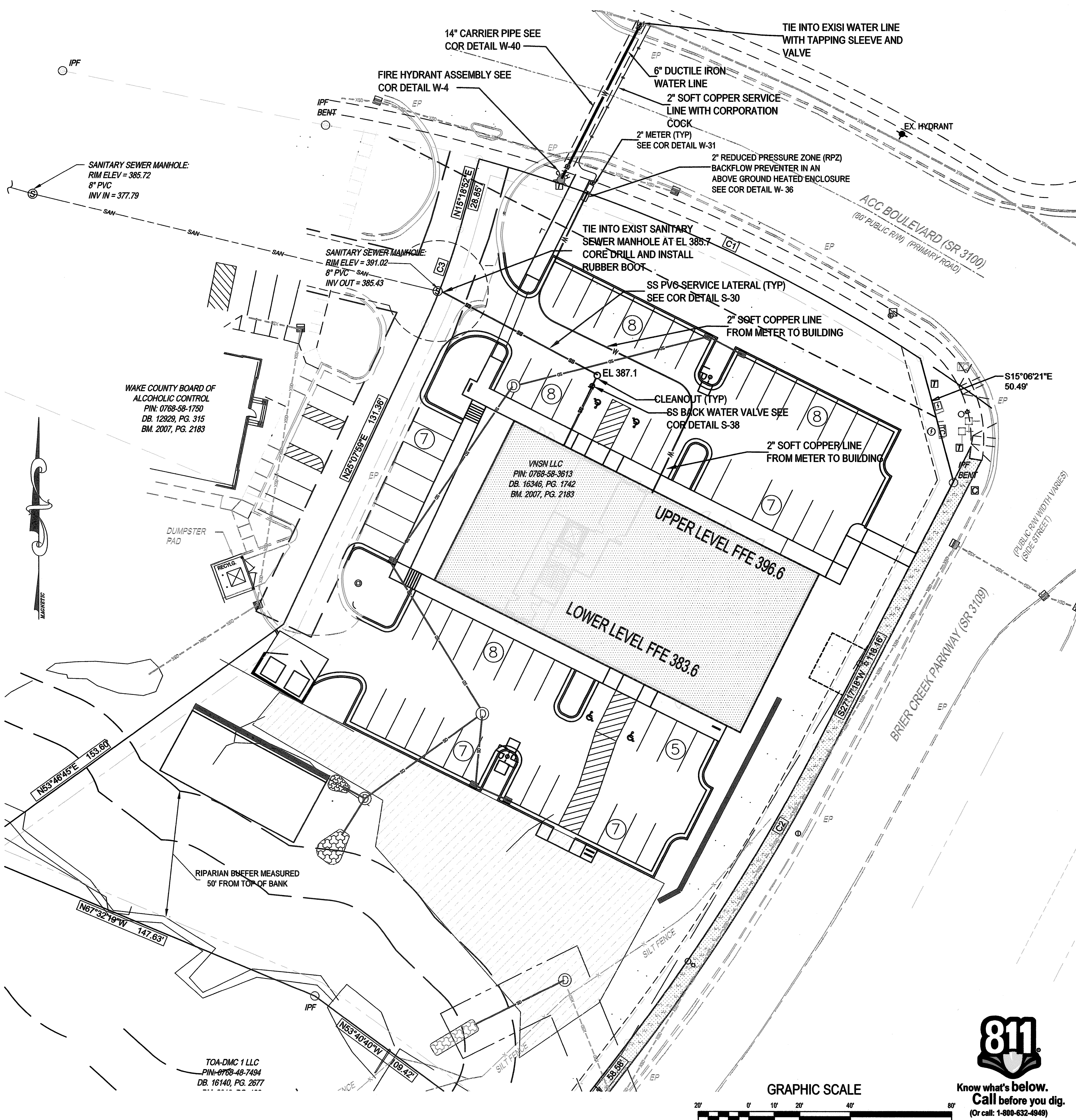
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Site and Staking Plan  
BRIER CREEK MEDICAL OFFICE BUILDING  
ACC BOULEVARD  
Raleigh, NC

Job No. 4101  
Dwg No. C2





UTILITY SPECIFICATIONS

- EXISTING CONDITIONS**
  - INFORMATION ABOUT EXISTING UNDERGROUND FACILITIES AND SUBSURFACE CONDITIONS INDICATED ON THESE DRAWINGS IS NOT BASED ON AN EXHAUSTIVE INVESTIGATION OF SUCH FACILITIES OR CONDITIONS, AND THE ENGINEER MAKES NO WARRANTY TO ANY PARTY REGARDING THEM. EXISTING UTILITY LINE LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE, AND ACTUAL UTILITIES AND CONDITIONS MAY DIFFER FROM THOSE INDICATED. IF DIFFERING UTILITIES OR CONDITIONS EXIST, THEY MAY BE ENCOUNTERED DURING THE COURSE OF THE PROJECT WORK, AND MAY IMPACT THE PROJECT SCOPE AND TIME REQUIREMENTS.
- PROTECTION AND SAFETY**
  - PRIOR TO BEGINNING WORK, AND AS NEEDED DURING THE COURSE OF PROJECT WORK, CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY LOCATION SERVICES AND UTILITY PROVIDERS TO REASONABLY VERIFY THE LOCATION OF ALL KNOWN OR SUSPECTED UTILITIES, IN ACCORDANCE WITH STATE REGULATIONS. CONTRACTOR IS ADVISED THAT SOME UTILITY PROVIDERS DO NOT SUBSCRIBE TO ONE-CALL SERVICES, AND MUST BE CONTACTED SEPARATELY.
  - CONTRACTOR SHALL PROVIDE ADEQUATE MEANS AND METHODS FOR PROTECTION OF ALL EXISTING UTILITIES AND SITE FEATURES WHICH ARE INTENDED TO REMAIN IN SERVICE OR IN PLACE.
  - CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL MEASURES DURING THE COURSE OF PROJECT WORK IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, THE N.C. SUPPLEMENT TO THE MUTCD, ANY REGULATORY AGENCY REQUIREMENTS, AND PROJECT-SPECIFIC SAFETY CONSIDERATIONS.
  - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY PROGRAMS AND MEASURES ON THE PROJECT SITE OR OTHERWISE RELATING TO THE PROJECT WORK, AND SHALL COMPLY WITH ALL SAFETY CODES AND REGULATIONS APPLICABLE THERETO, FOR THE PROTECTION OF WORKERS, VISITORS, AND THE GENERAL PUBLIC.
- COMPLIANCE**
  - ALL WATER SYSTEM AND SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
    - REQUIREMENTS OF THE CITY OF RALEIGH, INCLUDING THE LATEST EDITION OF CONSTRUCTION STANDARDS AND SPECIFICATIONS, CONSTRUCTION DETAILS, POLICIES AND PROCEDURES, AND FIELD DIRECTIVES BY THE UTILITY INSPECTOR.
    - REGULATIONS OF NCDENR-DIVISION OF WATER QUALITY, INCLUDING NCAC 2T REGULATIONS AND MINIMUM DESIGN CRITERIA FOR THE PERMITTING OF GRAVITY SEWERS.
    - REGULATIONS OF NCDENR-PUBLIC WATER SUPPLY, RULES GOVERNING PUBLIC WATER SYSTEMS.
    - STREET RIGHT-OF-WAY ENCROACHMENT PERMIT REQUIREMENTS, AS APPLICABLE.
    - OSHA REQUIREMENTS RELATED TO SAFETY.
    - REQUIREMENTS OF THE N.C. PLUMBING CODE.
- NOTIFICATIONS**
  - NOTIFY THE ENGINEER AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING OR RESUMING WATERLINE OR SANITARY SEWER WORK. THE ENGINEER MUST OBSERVE CONNECTIONS, INSTALLATION, BACKFILLING, AND TESTING WORK, IN ORDER TO PROVIDE NECESSARY PROJECT CERTIFICATIONS AND CLOSE-OUT DOCUMENTS.
  - NOTIFY THE APPLICABLE UTILITY AND ROADWAY AUTHORITIES IN ACCORDANCE WITH THEIR REQUIREMENTS PRIOR TO BEGINNING UTILITY WORK.
  - NOTIFY THE GEOTECHNICAL ENGINEER AND TESTING SERVICE AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING OR RESUMING TRENCHING OR BACKFILLING WORK.
- TRENCHING AND BACKFILLING**
  - WHERE ROCK OR OTHER HARD MATERIAL OCCURS AT THE DESIGNED TRENCH BOTTOM, OVEREXCAVATE TRENCH DEPTH 6 INCHES AND REPLACE OVEREXCAVATION MATERIAL WITH #67 STONE BEDDING.
  - WHERE THE DESIGNED TRENCH BOTTOM CONSISTS OF UNSUITABLE BEARING SOIL, UNDERCUT TRENCH BOTTOM AND REPLACE UNDERCUT MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - BACKFILL SOIL SHALL BE SUITABLE MATERIAL AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
  - BACKFILL SOIL SHALL BE PLACED IN LOOSE LIFTS OF 8 INCH MAXIMUM THICKNESS AND COMPACTED TO 98% OF THE SOIL'S MAXIMUM DRY DENSITY, WITHOUT DAMAGING OR DISPLACING PIPE.
  - INSTALL MARKING TAPE OR TRACER WIRE OVER UTILITY LINES AS REQUIRED BY THE LOCAL UTILITY AUTHORITY.
- STORAGE AND HANDLING**
  - PIPING, FITTINGS, GASKETS, AND OTHER MATERIALS SHALL BE KEPT CLEAN WHILE BEING STORED AND DURING CONSTRUCTION ACTIVITIES. PIPE BUNDLES SHALL BE STORED ON FLAT SURFACES WITH UNIFORM SUPPORT, AND PROTECTED FROM PROLONGED EXPOSURE TO SUNLIGHT WITH A COVERING ALLOWING AIR FLOW UNDERNEATH. GASKETS SHALL NOT BE EXPOSED TO OIL, GREASE, OZONE, EXCESSIVE HEAT OR DIRECT SUNLIGHT. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR STORAGE AND HANDLING OF ALL MATERIALS.
- CLEARANCES**
  - SANITARY SEWER MAINS AND POTABLE WATER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET BETWEEN THE OUTSIDE EDGES OF EACH PIPE.
  - WHERE UTILITY AND/OR DRAINAGE LINES CROSS, THE FOLLOWING VERTICAL CLEARANCES SHALL BE PROVIDED FROM THE OUTSIDE EDGES OF EACH PIPE:
    - SANITARY SEWER OVER OR UNDER STORM DRAINAGE: 24 INCHES.
    - POTABLE WATER OVER SANITARY SEWER: 18 INCHES, WITH WATER MAIN JOINTS SPACED AT MAXIMUM EQUIDISTANT LOCATIONS FROM THE POINT OF CROSSING.
    - POTABLE WATER UNDER SANITARY SEWER: 18 INCHES, WITH BOTH PIPELINES CONSTRUCTED OF FERROUS MATERIAL HAVING JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR 10 FEET EACH WAY OF THE POINT OF CROSSING, AND WITH A FULL SECTION OF WATER MAIN PIPE CENTERED AT THE POINT OF CROSSING.
    - POTABLE WATER OVER OR UNDER STORM DRAINAGE: 18 INCHES.
  - IF THE SPECIFIED SEPARATIONS CANNOT BE ACHIEVED, CONSULT THE ENGINEER FOR ALTERNATIVES PRIOR TO PIPELINE INSTALLATION.
- WATER SYSTEM**
  - WATER MAIN PIPING SHALL BE DUCTILE IRON PIPE PER AWWA C151, PRESSURE CLASS 350, WITH INTERIOR CEMENT MORTAR LINING AND EXTERIOR BITUMINOUS SEAL. JOINTS SHALL BE PUSH-ON TYPE WITH RUBBER GASKETS PER AWWA C111. FITTINGS SHALL BE COMPACT MECHANICAL JOINT DUCTILE IRON PER AWWA C153, PRESSURE CLASS 350.
  - PROVIDE ALL WATER SYSTEM MATERIALS IN ACCORDANCE WITH LOCAL WATER AUTHORITY REQUIREMENTS.
  - INSTALL WATERLINES TO PROVIDE 36" COVER TO FINISHED GRADE, UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER AND INSPECTOR.
  - ALL WATERLINE BENDS, CROSSES, TEES, AND ENDS SHALL BE RESTRAINED USING CONCRETE BLOCKING OR A MECHANICAL JOINT WEDGE-ACTION RESTRAINT SYSTEM RATED FOR 350 PSI.
  - DO NOT OPERATE WATER SYSTEM VALVES WITHOUT PERMISSION OF THE WATER AUTHORITY.
  - CONTRACTOR SHALL COORDINATE EXACT FIRE HYDRANT, WATER METER, AND BACKFLOW PREVENTER LOCATIONS WITH WATER AUTHORITY INSPECTOR PRIOR TO INSTALLATION.
- BACKFLOW PREVENTION**
  - BACKFLOW PREVENTER ASSEMBLIES AND ENCLOSURES SHALL CONFORM TO ALL LOCAL WATER AUTHORITY REQUIREMENTS, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE INITIAL TESTING AND CERTIFICATIONS AS REQUIRED FOR ACCEPTANCE.
- FIRE PROTECTION**
  - WATER MAINS SHALL BE INSTALLED AND MADE OPERATIONAL AS SOON AS PRACTICAL TO PROVIDE ACTIVE FIRE HYDRANT SERVICE DURING BUILDING CONSTRUCTION.
  - COORDINATE TYPE AND LOCATION OF HYDRANTS, FIRE DEPARTMENT CONNECTIONS, AND OTHER FIRE PROTECTION SYSTEM COMPONENTS WITH LOCAL FIRE CODE OFFICIAL PRIOR TO INSTALLATION.

UTILITY SPECIFICATIONS (cont.)

- SANITARY SEWER**
  - SERVICE LINE CLEANOUTS IN VEHICULAR AREAS SHALL BE TRAFFIC BEARING CLEANOUTS.
- CONNECTIONS**
  - FOR CONNECTIONS TO EXISTING UTILITY AND DRAINAGE LINES, CONTRACTOR SHALL VERIFY EXISTING PIPE SIZE AND MATERIAL, AND PROVIDE APPROPRIATE CONNECTION FITTINGS.
  - ANY CONNECTION TO EXISTING UTILITIES, OR ANY UTILITY SERVICE INTERRUPTION, SHALL BE FIRST COORDINATED WITH THE GOVERNING UTILITY AUTHORITY, AND PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THAT AUTHORITY.
- TESTING AND ACCEPTANCE**
  - THE GEOTECHNICAL ENGINEER SHALL PROVIDE MATERIAL AND DENSITY TESTING DURING THE COURSE OF THE WORK, PRIOR TO PLACEMENT OF ANY BASE OR PAVEMENT. CONTRACTOR SHALL PROVIDE PROOF-ROLLING OF ALL TRENCH AREAS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
  - PRIOR TO ANY SANITARY SEWER OR WATER SYSTEM IMPROVEMENTS BEING PLACED INTO SERVICE:
    - CONTRACTOR SHALL SUCCESSFULLY TEST ALL WATER MAINS FOR WATER LEAKAGE AND WATER QUALITY IN ACCORDANCE WITH CITY OF RALEIGH AND NCDENR REQUIREMENTS.
    - CONTRACTOR SHALL SUCCESSFULLY TEST ALL SANITARY SEWER MAINS FOR DEFLECTION AND LEAKAGE, AND TEST ALL SANITARY MANHOLES FOR LEAKAGE, IN ACCORDANCE WITH CITY OF RALEIGH AND NCDENR REQUIREMENTS.
    - CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF INSTALLED SANITARY SEWER MAINS AND PROVIDE DOCUMENTATION PER LOCAL REQUIREMENTS.
    - CONTRACTOR SHALL PROVIDE TO ENGINEER A SET OF MARKED UP DRAWINGS SHOWING UTILITY CHANGES, DIMENSIONAL ADJUSTMENTS, DISCOVERED SUBSURFACE UTILITIES, AND OTHER AS-BUILT INFORMATION.
    - CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL TESTING RESULTS TO ENGINEER.
    - ALL IMPROVEMENTS SHALL PASS FINAL INSPECTION BY ENGINEER AND THE UTILITY AUTHORITY.
    - ENGINEER SHALL SUBMIT ALL CERTIFICATIONS AND OTHER CLOSE-OUT DOCUMENTS TO APPLICABLE LOCAL AND STATE AUTHORITIES.
- OTHER**
  - CONTRACTOR SHALL PROVIDE PRIMARY COORDINATION WITH UTILITY SERVICE PROVIDERS FOR BUILDING UTILITY SERVICES. THIS WORK SHALL INCLUDE MAKING APPLICATIONS FOR SERVICE, COORDINATING AND SCHEDULING WORK BY OTHERS, VERIFYING ROUTINGS AND EQUIPMENT LOCATIONS, FURNISHING AND INSTALLING CONDUIT AND PADS, AND RELATED WORK AS NEEDED.
  - CONTRACTOR SHALL PROVIDE PROPER RESTORATION AND CLEAN-UP OF ALL AREAS DISTURBED BY UTILITY CONSTRUCTION.

- CITY OF RALEIGH UTILITY NOTES**
  - ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORP PUD HANDBOOK, CURRENT EDITION)
  - UTILITY SEPARATION REQUIREMENTS:
    - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
    - WHEN INSTALLING WATER & RCP SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
    - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR RCP STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
    - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
    - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
    - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN & RCP PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
    - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
    - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS. 4' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
    - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
    - INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. (NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW AND PRESSURES).
    - INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE AND SPACED EVERY 75 LINEAR FEET MAXIMUM.
    - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1' ABOVE THE NEXT UPSTREAM MANHOLE.
    - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWAQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
    - NCDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
    - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS AND INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919)886-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
    - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 210-5853 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

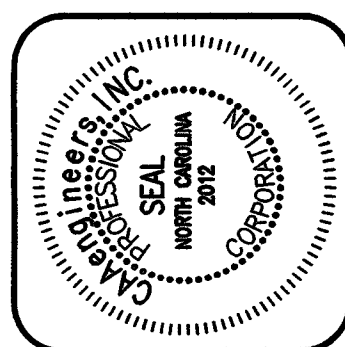


WAKE COUNTY BOARD OF ALCOHOLIC CONTROL  
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DB. 12329, PG. 315  
BM. 2007, PG. 2183

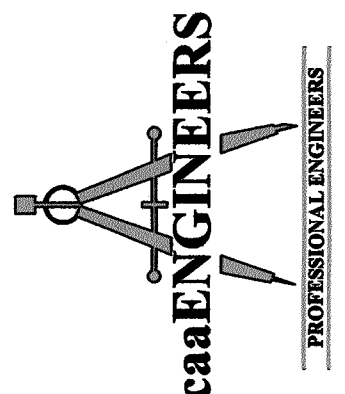
VNSM LLC  
PIN: 0768-58-3613  
DB. 16346, PG. 1742  
BM. 2007, PG. 2183

RIPARIAN BUFFER MEASURED  
50' FROM TOP OF BANK

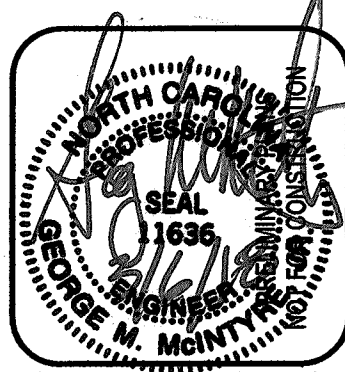
TOA-DMC 1 LLC  
PIN: 0768-48-7494  
DB. 16140, PG. 2677



**caaENGINEERS, Inc.**  
Professional Engineers  
1233 Heritage Lakes Drive  
Wake Forest, NC 27387 919-825-9755  
4932 B Windy Hill Dr, Raleigh NC 27609  
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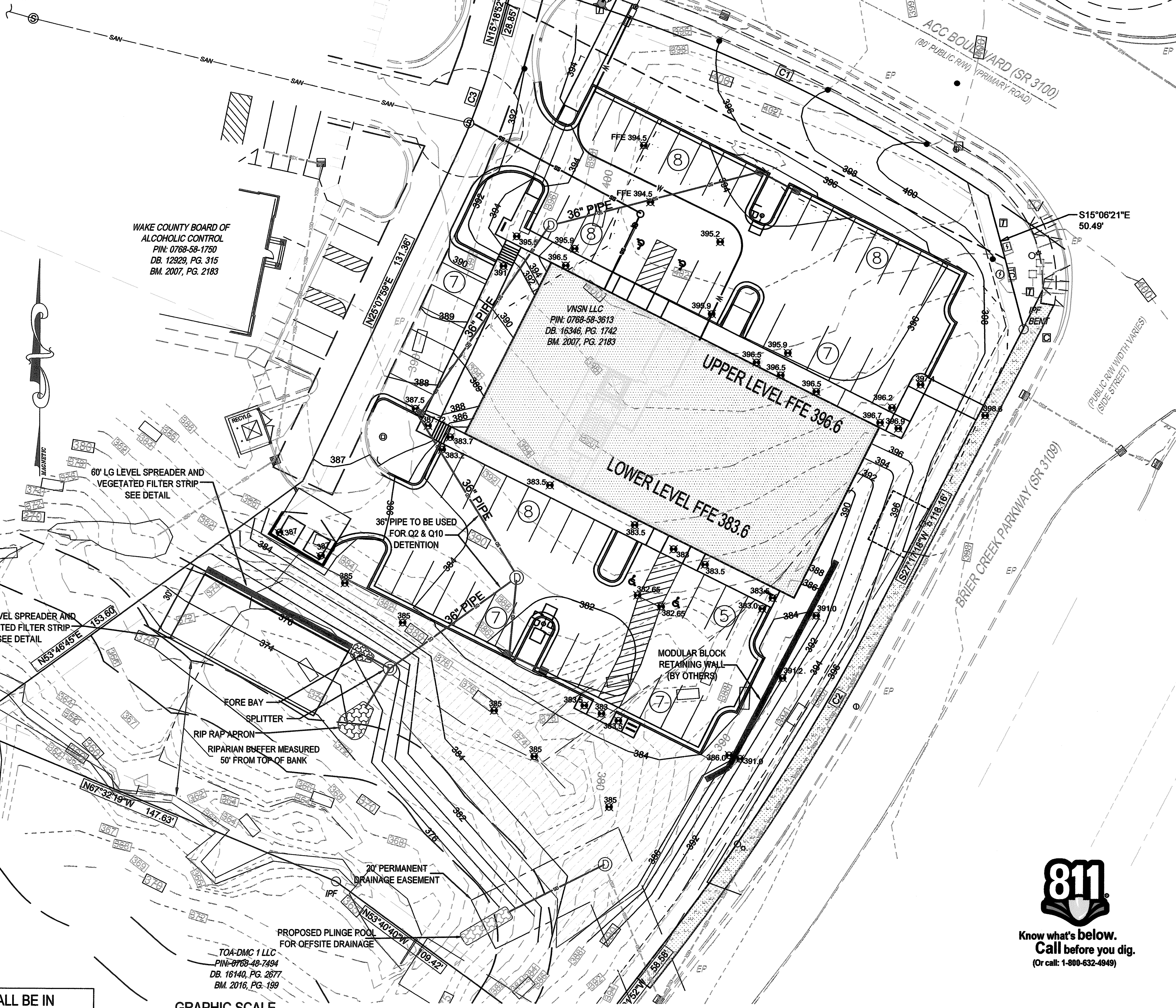
**Utility Plan**  
**BRIER CREEK MEDICAL OFFICE BUILDING**  
**ACC BOULEVARD**  
Raleigh, NC

Job No. 4101  
Dwg No. C3



IMPERVIOUS TABLE	
ASPHALT / CONCRETE	23107 SF
OFFSITE	1752 SF
BUILDING (FOOTPRINT)	9478 SF
*TOTAL	34,337 SF

IPF



WAKE COUNTY BOARD OF ALCOHOLIC CONTROL  
PIN: 0768-58-1750  
DB. 12929, PG. 315  
BM. 2007, PG. 2183

V/ASN LLC  
PIN: 0768-58-3813  
DB. 16346, PG. 1742  
BM. 2007, PG. 2183

TOA-DMC 1 LLC  
PIN: 0768-48-7494  
DB. 16140, PG. 2877  
BM. 2016, PG. 199

GRAPHIC SCALE



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

GENERAL GRADING AND STORM DRAINAGE SPECIFICATIONS

EXISTING CONDITIONS

- INFORMATION ABOUT EXISTING UNDERGROUND FACILITIES AND SUBSURFACE CONDITIONS INDICATED ON THESE DRAWINGS IS NOT BASED ON AN EXHAUSTIVE INVESTIGATION OF SUCH FACILITIES OR CONDITIONS, AND THE ENGINEER MAKES NO WARRANTY TO ANY PARTY REGARDING THEM. EXISTING UTILITY LINE LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE, AND ACTUAL UTILITIES AND CONDITIONS MAY DIFFER FROM THOSE INDICATED. IF DIFFERING UTILITIES OR CONDITIONS EXIST, THEY MAY BE ENCOUNTERED DURING THE COURSE OF THE PROJECT WORK, AND MAY IMPACT THE PROJECT SCOPE AND TIME REQUIREMENTS.

PROTECTION AND SAFETY

- PRIOR TO BEGINNING WORK, AND AS NEEDED DURING THE COURSE OF PROJECT WORK, CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY LOCATION SERVICES AND UTILITY PROVIDERS TO REASONABLY VERIFY THE LOCATION OF ALL KNOWN OR SUSPECTED UTILITIES, IN ACCORDANCE WITH STATE REGULATIONS. CONTRACTOR IS ADVISED THAT SOME UTILITY PROVIDERS DO NOT SUBSCRIBE TO ONE-CALL SERVICES, AND MUST BE CONTACTED SEPARATELY.
- CONTRACTOR SHALL PROVIDE ADEQUATE MEANS AND METHODS FOR PROTECTION OF ALL EXISTING UTILITIES AND SITE FEATURES WHICH ARE INTENDED TO REMAIN IN SERVICE OR IN PLACE.
- CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL MEASURES DURING THE COURSE OF PROJECT WORK IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, THE N.C. SUPPLEMENT TO THE MUTCD, ANY REGULATORY AGENCY REQUIREMENTS, AND PROJECT-SPECIFIC SAFETY CONSIDERATIONS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY PROGRAMS AND MEASURES ON THE PROJECT SITE OR OTHERWISE RELATING TO THE PROJECT WORK, AND SHALL COMPLY WITH ALL SAFETY CODES AND REGULATIONS APPLICABLE THERETO, FOR THE PROTECTION OF WORKERS, VISITORS, AND THE GENERAL PUBLIC.

COMPLIANCE

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY OF RALEIGH AND THE N.C. STATE BUILDING CODES.

NOTIFICATIONS

- NOTIFY THE ENGINEER AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING OR RESUMING ANY STORM DRAINAGE OR STORMWATER IMPOUNDMENT WORK.
- NOTIFY THE APPLICABLE LOCAL GOVERNMENT AUTHORITIES IN ACCORDANCE WITH THEIR REQUIREMENTS PRIOR TO BEGINNING ANY WORK.
- NOTIFY THE GEOTECHNICAL ENGINEER AND TESTING SERVICE AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING OR RESUMING ANY GRADING OR STORMWATER IMPOUNDMENT BASIC WORK.

QUALITY CONTROL

- ALL EARTHWORK OPERATIONS, INCLUDING TOPSOIL STRIPPING, STOCKPILING, EXCAVATION, FILLING, COMPACTING, TRENCHING, BACKFILLING, RETAINING WALLS, AND FINE-GRADING, SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER, WHO SHALL VERIFY THE SUITABILITY OF SOIL MATERIALS, MONITOR EARTHWORK ACTIVITIES, DIRECT AND OBSERVE PROOFROLLING, AND PROVIDE COMPACTION AND STABILITY TESTING DURING THE PROGRESS OF THE WORK.
- NO SOIL SHALL BE PLACED ON A PERMANENT LOCATION UNLESS IT HAS BEEN APPROVED BY THE GEOTECHNICAL ENGINEER FOR THE INTENDED USE AND LOCATION.
- PRIOR TO PLACEMENT OF ANY FILL, THE SUBGRADE OR PREVIOUS LIFT OF FILL SHALL BE SUCCESSFULLY TESTED OR OTHERWISE APPROVED, AND DETERMINED TO BE READY FOR SUBSEQUENT WORK.
- PRIOR TO PLACEMENT OF ANY AGGREGATE, PAVING, SLABS, STRUCTURES, FOOTINGS, PIPING, OR OTHER WORK, SUBGRADES AND OTHER BEARING SURFACES SHALL BE SUCCESSFULLY TESTED OR OTHERWISE APPROVED, AND DETERMINED TO BE READY FOR SUBSEQUENT WORK.
- CONTRACTOR SHALL ALLOW AND PARTICIPATE IN SOIL TESTING ACTIVITIES, INCLUDING ACTIVE COORDINATION WITH THE GEOTECHNICAL ENGINEER AND FURNISHING PROOFROLLING EQUIPMENT, MATERIALS, AND MANPOWER AS NEEDED.

CLEARING & GRUBBING

- ALL VEGETATIVE MATERIAL DISLOCATED BY CLEARING AND GRUBBING ACTIVITIES SHALL BE COMPLETELY REMOVED FROM THE PROJECT SITE AND LEGALLY DISPOSED. NO ONSITE BURNING OF CLEARING WASTE SHALL OCCUR.
- ALL PAVEMENT, CURB, PIPE, STRUCTURES AND OTHER PHYSICAL SITE FEATURES THAT ARE INDICATED OR REQUIRED TO BE REMOVED SHALL BE LEGALLY DISPOSED IN AN OFFSITE LOCATION.

GRADING

- STRUCTURAL FILL IS DEFINED AS SOIL CLASSIFIED AS SM, SC, ML, AND CL, FREE OF VEGETATIVE MATTER, DEBRIS OR OTHER UNSUITABLE MATTER, FREE OF ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION, CAPABLE OF BEING COMPACTED TO THE REQUIRED DENSITY, AND WHICH HAS BEEN APPROVED FOR USE BY THE GEOTECHNICAL ENGINEER.
- OTHER SOIL NOT MEETING THE DEFINITION FOR STRUCTURAL FILL MAY BE APPROVED BY THE GEOTECHNICAL ENGINEER FOR USE UNDER LIMITED CONDITIONS OR IN LIMITED AREAS.
- STRUCTURAL FILL SHALL GENERALLY BE PLACED AND COMPACTED WHEN THE SOIL'S MOISTURE CONTENT IS WITHIN 4 PERCENTAGE POINTS OF THE SOIL'S OPTIMUM MOISTURE CONTENT, IN LIFTS NOT TO EXCEED 8 INCHES LOOSE THICKNESS. THE IN-PLACE COMPACTED DENSITY SHALL BE AT LEAST 90 PCF. TIGHTER SPECIFICATIONS MAY BE REQUIRED FOR CERTAIN AREAS, SOIL TYPES, OR COMPACTION METHODS.
- STRUCTURAL ZONES SHALL INCLUDE ALL AREAS SUBJECT TO DIRECT BEARING PRESSURE PLUS 10 FEET HORIZONTAL PLANS A 1:1 DOWNWARD SLOPE IN ANY AREAS OF FILL.
- ALL SOIL UNDER PAVEMENTS, BUILDINGS, AND WALKWAYS, OR IN STRUCTURAL ZONES ASSOCIATED WITH THESE AREAS SHALL BE APPROVED IN-SITU SOIL OR STRUCTURAL FILL, COMPACTED TO AT LEAST 95% OF THE SOIL'S MAXIMUM DRY DENSITY (MDD) PER ASTM D-698. TIGHTER REQUIREMENTS MAY APPLY FOR CERTAIN AREAS.
- IN THE BUILDING AREA, THE REQUIRED DENSITY OF FILL SHALL BE 100% MDD, EXCEPT THE TOP 12 INCHES OF FILL SHALL BE AT LEAST 98% MDD. WHERE THE BUILDING WILL BE PLACED ON IN-SITU SOIL, THE SOIL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER AND COMPACTED TO AT LEAST 85% MDD.
- SEE STORMWATER IMPOUNDMENT DETAILS AND SPECIFICATIONS FOR REQUIREMENTS IN THE STORMWATER IMPOUNDMENT AREA.
- ALL EXCESS OR UNSUITABLE SOIL SHALL BE LEGALLY DISPOSED IN AN OFFSITE OR APPROVED ONSITE LOCATION.
- WHERE LANDSCAPED OR YARD AREAS ADJUT EXTERIOR BUILDING WALLS, FINISHED GROUND ELEVATIONS ADJACENT TO THE WALL SHALL BE AT LEAST 3 INCHES BELOW THE FINISHED FLOOR ELEVATION, AND SHALL SLOPE AWAY FROM THE BUILDING WITH POSITIVE DRAINAGE.

TRENCHING AND BACKFILLING

- WHERE ROCK OR OTHER HARD MATERIAL OCCURS AT THE DESIGNED TRENCH BOTTOM, OVEREXCAVATE TRENCH DEPTH 6 INCHES AND REPLACE OVEREXCAVATION MATERIAL WITH #67 STONE BEDDING.
- WHERE THE DESIGNED TRENCH BOTTOM CORNERS OF UNSTABLE BEARING SOIL, UNDERCUT TRENCH BOTTOM AND REPLACE UNDERCUT MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- BACKFILL SOIL SHALL BE STRUCTURAL FILL, PLACED AND COMPACTED IN ACCORDANCE WITH REQUIREMENTS FOR THE SPECIFIC AREA OF WORK, WITHOUT DAMAGING OR DISPLACING PIPE OR STRUCTURES.

STORM DRAINAGE SYSTEM

- STORM DRAINAGE STRUCTURES SHALL CONFORM TO CITY OF RALEIGH AND / OR NCDOT STANDARDS, AND MAY BE CONSTRUCTED OF EITHER SOLID MASONRY OR PRE-CAST CONCRETE. "KNOCK-OUT" TYPE PRE-CAST STRUCTURES SHALL NOT BE USED WHERE THE DESIGNED PIPE CONFIGURATION WOULD REQUIRE REMOVAL OF STRUCTURAL CORNERS OR ALTERATION OF DESIGNED PIPE ENTRY ANGLES.
- STORM DRAINAGE PIPE LENGTHS SHOWN ARE APPROXIMATE, AS MEASURED FROM THE CENTER OF DRAINAGE STRUCTURES, AND TO THE END OF ANY FLARED END SECTION (FES), AS APPLICABLE.
- CONTRACTOR SHALL VERIFY AND COORDINATE EXACT POSITIONING OF STORM DRAINAGE PIPING AND STRUCTURES, AND SHALL MAKE ADJUSTMENTS AS NEEDED TO PROVIDE PROPER CONNECTIONS, STRUCTURE LOCATIONS, ORIENTATIONS, DIMENSIONS, ELEVATIONS, FRAME PLACEMENT, AND SURFACE DRAINAGE. REFER TO STORM DRAINAGE STRUCTURE DETAILS FOR DIMENSIONS, OFFSETS, CLEARANCES, SETBACKS FROM CURB, AND OTHER REQUIREMENTS. MODIFY STRUCTURES AS NEEDED TO ACCOMMODATE LARGE-DIAMETER PIPING, MULTIPLE PIPE PENETRATIONS, AND PIPE CONNECTION ANGLES.
- STORM DRAINAGE PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III, CONFORMING TO ASTM C76, UNLESS OTHERWISE SPECIFIED. ALL JOINTS SHALL BE FULLY SEALED USING PREFORMED BUTYL RUBBER SEALING COMPOUND.
- ROOF DRAINAGE PIPE AND FITTINGS SHALL BE SOLVENT-WELDED SCHEDULE 40 PVC, OR DUAL-WALL HDPE WITH SMOOTH INTERIOR AND SILT-TIGHT CONNECTIONS. PIPE SHALL BE INSTALLED AT 2.0% MINIMUM SLOPE, WITH 18 INCHES MINIMUM COVER. PIPE SIZE SHALL BE 6" DIAMETER UNLESS OTHERWISE SHOWN.
- INSTALL STORM DRAINAGE PIPING TO MAINTAIN 12 INCHES MINIMUM VERTICAL CLEARANCE FROM ANY POTABLE WATER MAIN, AND 24 INCHES MINIMUM VERTICAL CLEARANCE FROM ANY SANITARY SEWER MAIN, AS MEASURED FROM OUTSIDE EDGES OF EACH PIPE.

SURFACE DRAINAGE

- ALL SPOT ELEVATIONS SHOWN ARE FINISHED SURFACE ELEVATIONS. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER ELEVATION CONTOURS. ALL ELEVATIONS SHOWN ON CURB AND GUTTER REFER TO TOP OF CURB, UNLESS OTHERWISE INDICATED.
- ALL FINISHED PAVEMENT AND YARD SURFACES SHALL BE FINE-GRADED AND FINISHED TO HAVE POSITIVE SURFACE DRAINAGE TO A FREE-FLOWING DRAINAGE OUTLET, WITH NO DEPRESSIONS OR DEPRESSIONS THAT WOULD CAUSE UNINTENDED WATER PONDING.
- USE REVERSE-PITCH CURB AND GUTTER WHERE ADJACENT PAVEMENT SLOPES AWAY FROM CURB, AND STANDARD-PITCH CURB AND GUTTER ELSEWHERE, UNLESS OTHERWISE NOTED. PROVIDE POSITIVE DRAINAGE ALONG AND FROM ALL GUTTERS.
- TIE-INS TO EXISTING PAVEMENT, CURBS, WALKS, ETC. SHALL BE MADE WITH NEAT EDGES AND SMOOTH, GRADUAL TRANSITIONS THAT ARE SAFE, FUNCTIONAL, DURABLE, AND VISUALLY ACCEPTABLE TO THE OWNER AND REVIEW AUTHORITIES.

ACCESSIBILITY

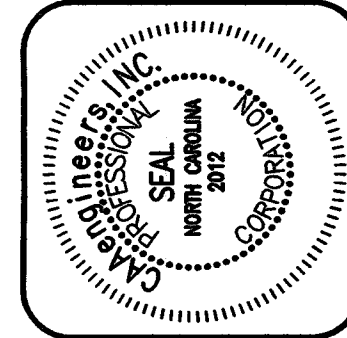
- FINISHED WALKWAY ELEVATIONS ADJUTING EXTERIOR DOORWAY THRESHOLDS SHALL BE ONE-FOURTH INCH BELOW THE ADJOINING FINISHED FLOOR ELEVATION. EXTERIOR PADS AND WALKWAYS SHALL SLOPE AWAY FROM THE BUILDING AT A SLOPE NO LESS THAN 1.0% AND NO GREATER THAN 2.0%.
- SIDEWALKS, CROSSWALKS, AND OTHER WALKWAYS SHALL NOT EXCEED 2.0% CROSS-SLOPE.
- NO PORTION OF ANY HANDICAP ACCESSIBLE ROUTE SHALL EXCEED 2.0% CROSS-SLOPE OR 5.0% LONGITUDINAL SLOPE.
- NO PORTION OF ANY HANDICAP PARKING SPACE OR ADJOINING ACCESS AISLE SHALL EXCEED 2.0% SLOPE IN ANY DIRECTION.

BMP NOTES

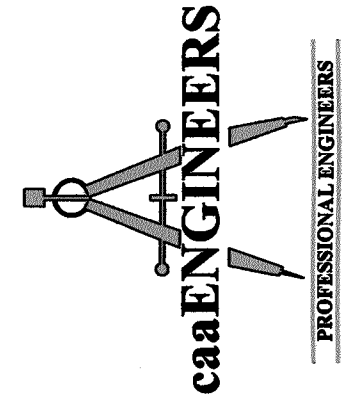
- SEE THE DETAIL SHEET FOR SPECIFICS REGARDING THE LEVEL SPREADER / FILTER STRIP.
- OFF SITE DRAINAGE FROM THE EAST WILL BE INTERCEPTED AND BY PASS THE SITE AND ROUTED TO THE (1) 24" PIPE.



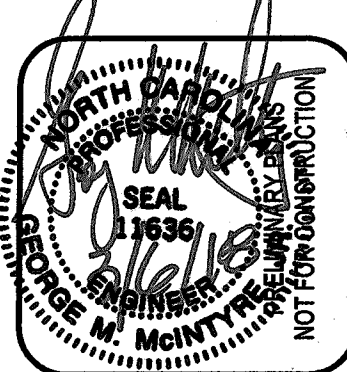
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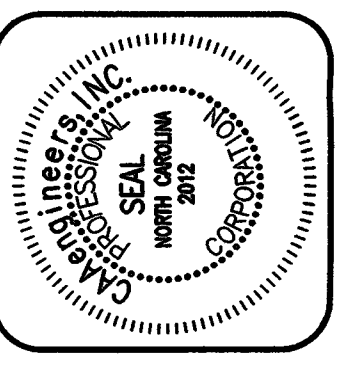
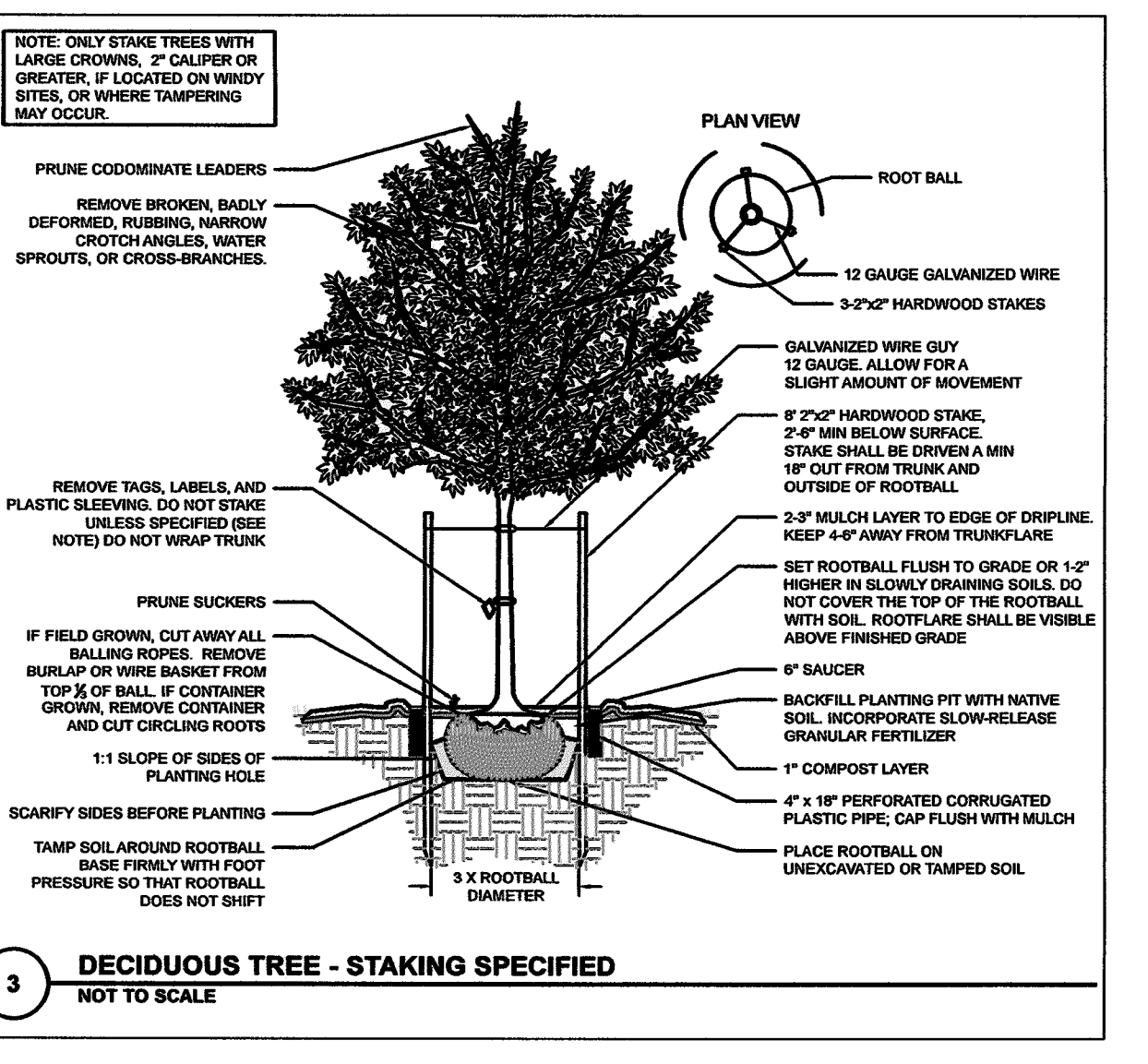
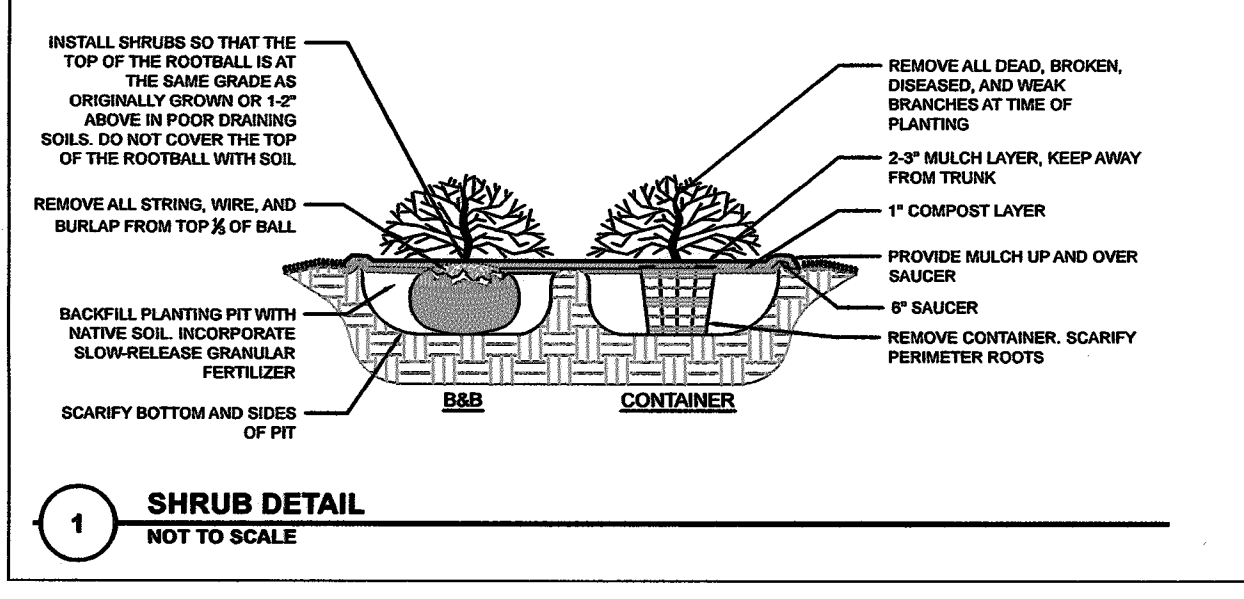
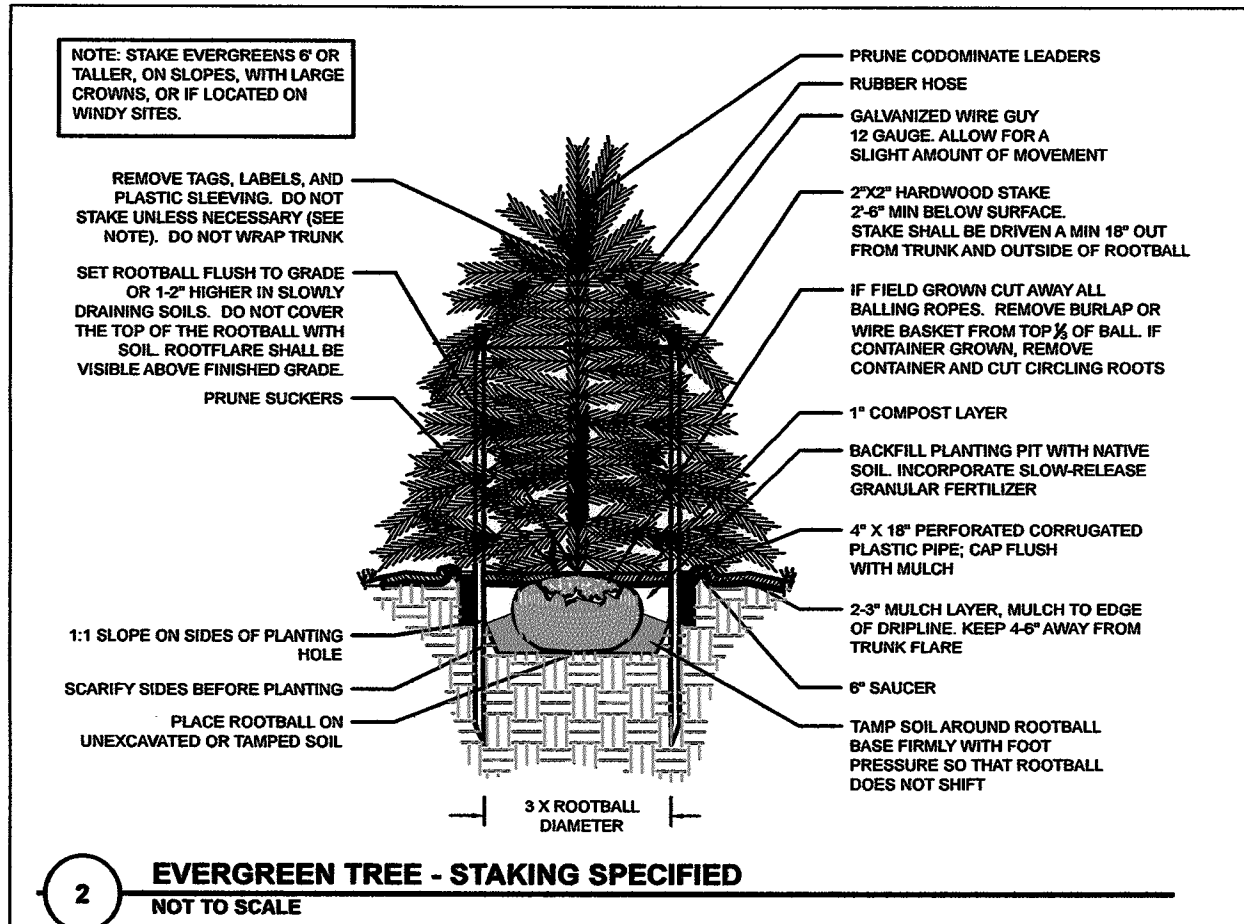
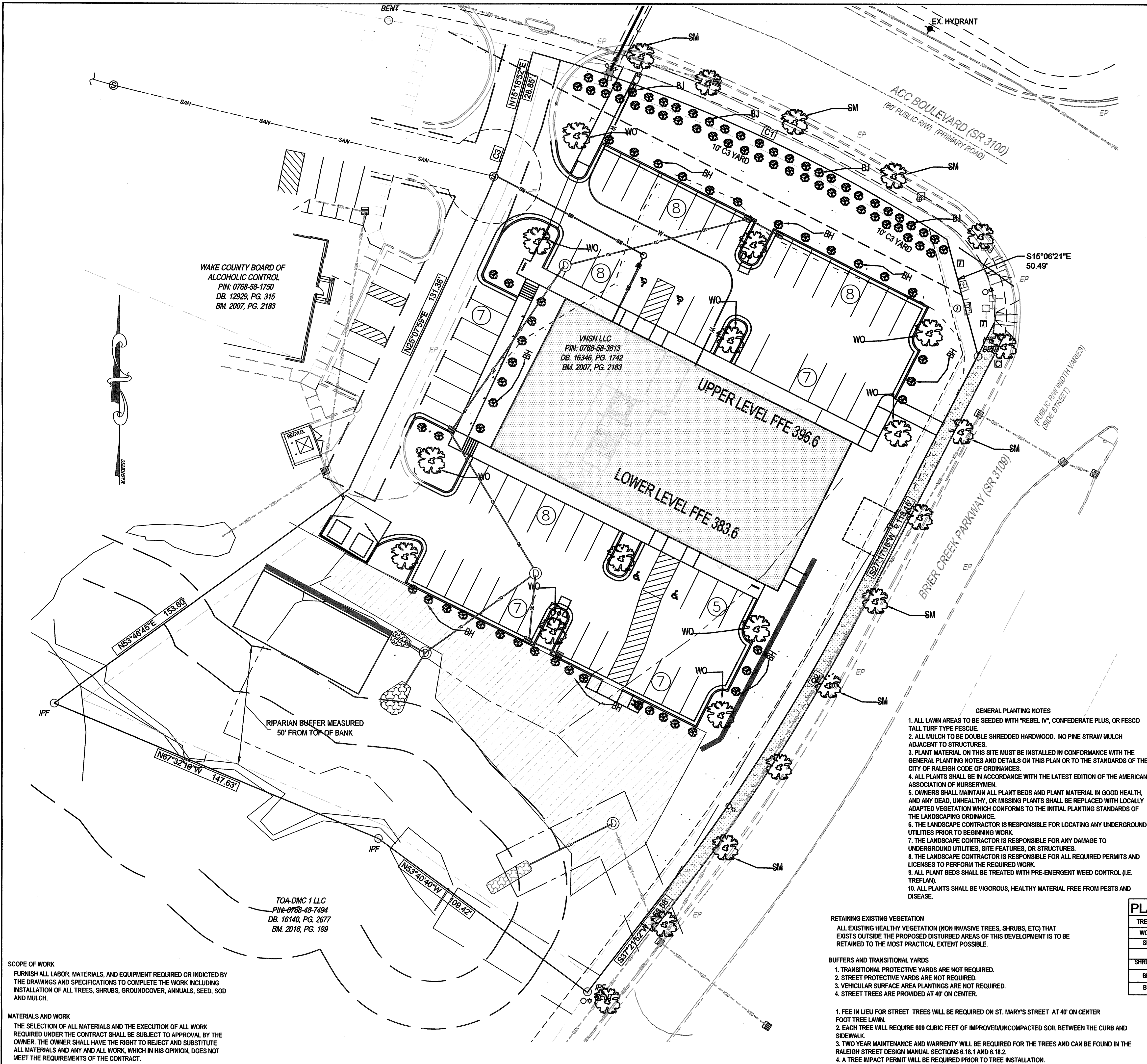
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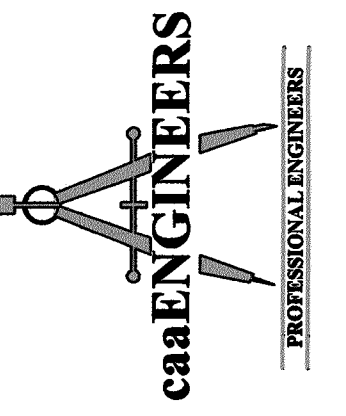
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BRIER CREEK MEDICAL OFFICE BUILDING  
ACC BOULEVARD  
Raleigh, NC

Job No. 4101  
Dwg No. C4

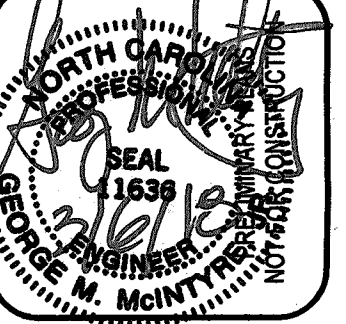




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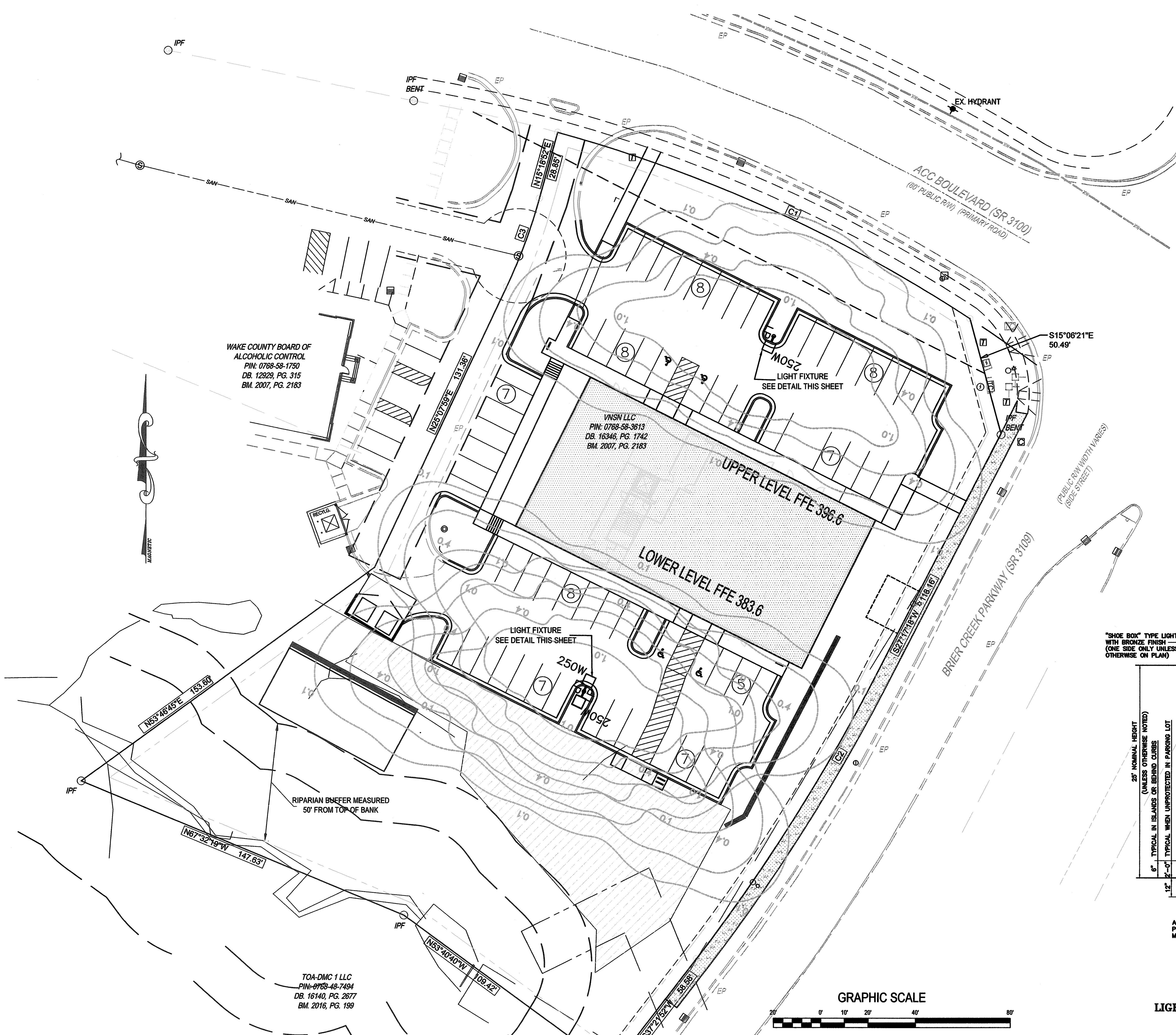
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Landscape Plan  
BRIER CREEK MEDICAL OFFICE BUILDING  
ACC BOULEVARD  
Raleigh, NC

Job No. 4101  
Dwg No. C5





WAKE COUNTY BOARD OF  
ALCOHOLIC CONTROL  
PIN: 0768-58-1750  
DB. 12929, PG. 315  
BM. 2007, PG. 2183

VNSM LLC  
PIN: 0768-58-3613  
DB. 16346, PG. 1742  
BM. 2007, PG. 2183

TOA-DMC 1 LLC  
PIN: 0768-48-7494  
DB. 16140, PG. 2677  
BM. 2016, PG. 199

RIPARIAN BUFFER MEASURED  
50' FROM TOP OF BANK

GRAPHIC SCALE



**LEGEND**

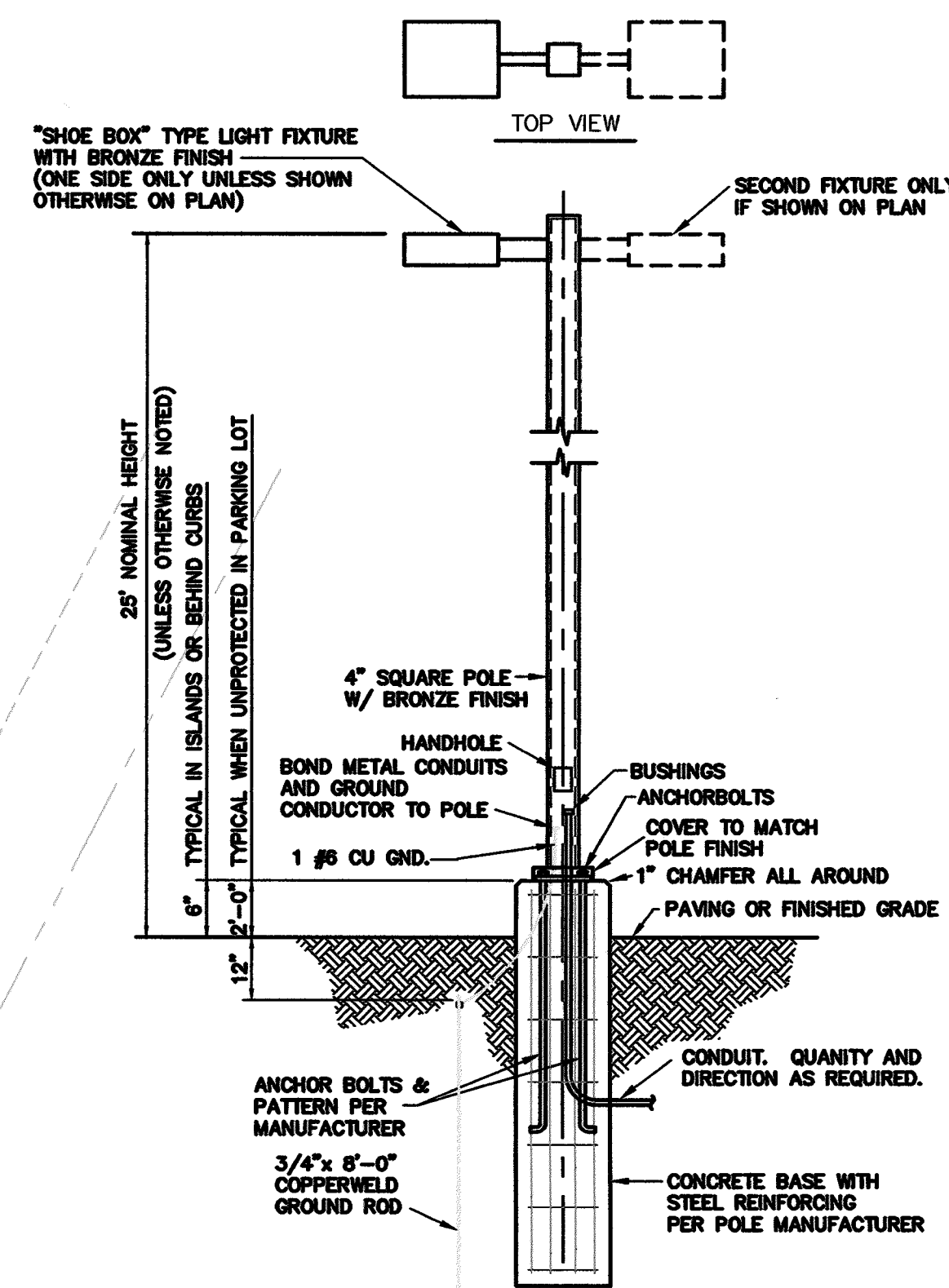
- ☆ EXISTING LIGHT POLE
- NEW SINGLE ARM LIGHT POLE
- NEW DOUBLE ARM LIGHT POLE
- DIRECTION OF AIM FOR LIGHT FIXTURE

**FIXTURE NOTES**

- 1 - SINGLE SHOE-BOX 250W FIXTURE, (SEE DETAIL), AMERICAN ELECTRIC LIGHTING LUXMASTER SERIES 153, 250W, HPS, TYPE III, FLAT GLASS, OR EQUAL
- 2 - SINGLE SHOE-BOX LIGHTING 250W FIXTURE, (SEE DETAIL), AMERICAN ELECTRIC LIGHTING LUXMASTER SERIES 153, 250W, HPS, TYPE III, W/CUTOFF, OR EQUAL (CUT-OFF METAL PLATE TO BE EXTENDED BELOW SHOE BOX FIXTURE)
- 3 - INSTALL SITE LIGHTING CIRCUIT IN BUILDING ELECTRICAL ROOM AND ROUTE TO SITE LIGHTING FIXTURES. COORDINATE WITH ELECTRICAL PROVIDER.

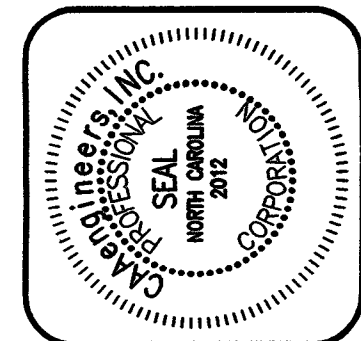
**LIGHTING NOTES**

- 1) ALL OUTDOOR LIGHTING FIXTURES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM A PROPERTY OR RIGHT-OF-WAY LINE, AND AT LEAST TWO FEET AWAY FROM ANY REQUIRED PERIMETER OR STREETSCAPE BUFFER AND TREE SAVE AREA.
- 2) LAMPS FOR NON-CUTOFF FIXTURES SHALL NOT EXCEED 100 WATTS.
- 3) WALL PACK FIXTURES SHALL BE FULLY SHIELDED, TRUE CUTOFF TYPE FIXTURES (CONCEALED LAMPLIGHT SOURCE). THE LIGHTING MUST BE DIRECTED DOWNWARD, AND THE WATTAGE MUST NOT EXCEED 100 WATTS.

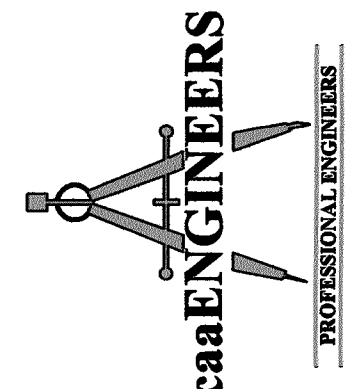


**LIGHT POLE WITH CONCRETE BASE**

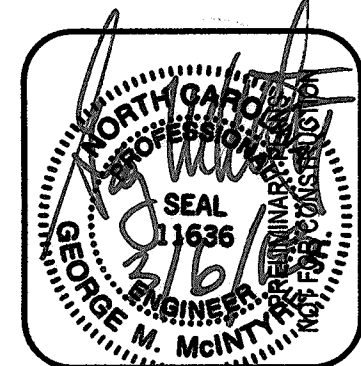
NTS



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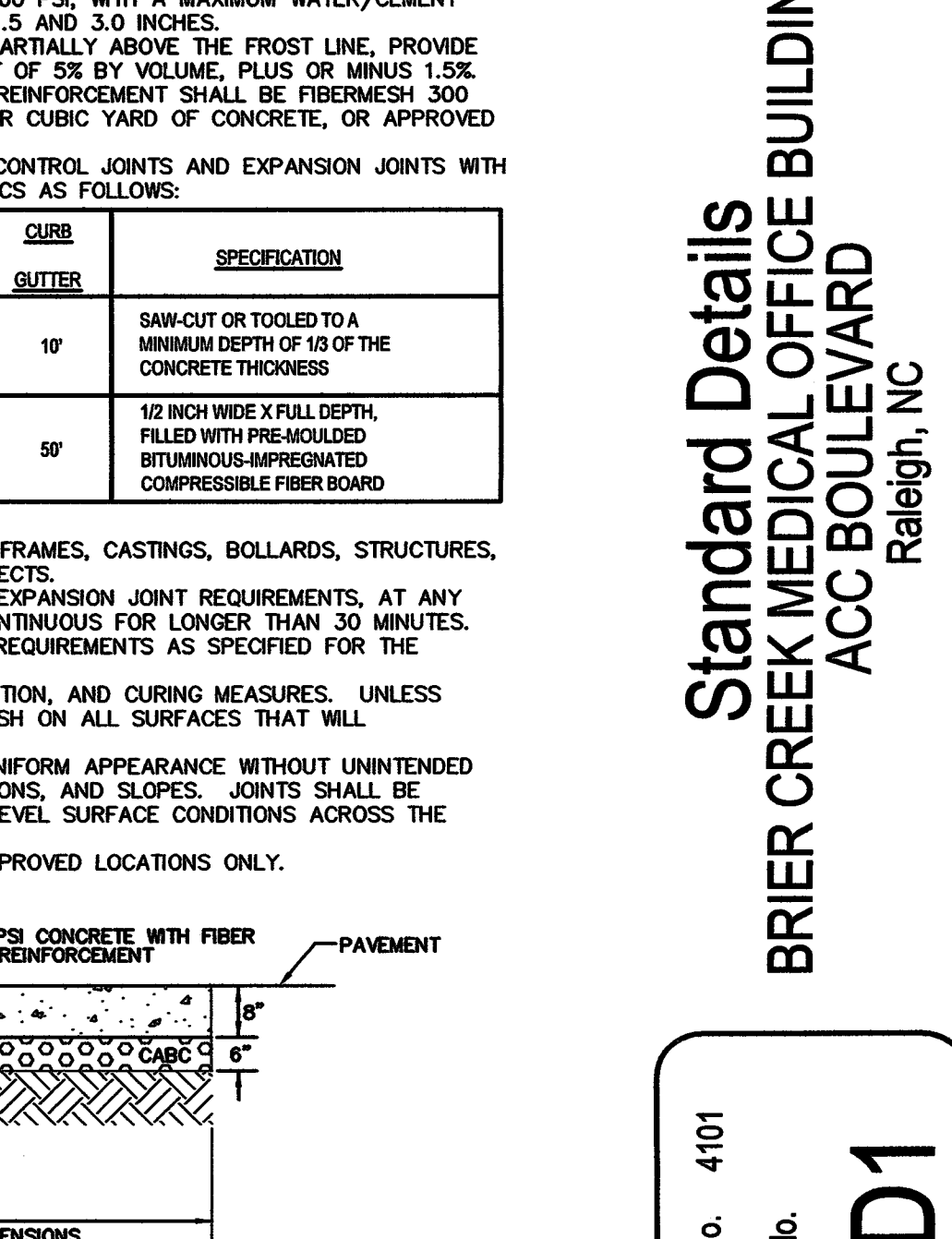
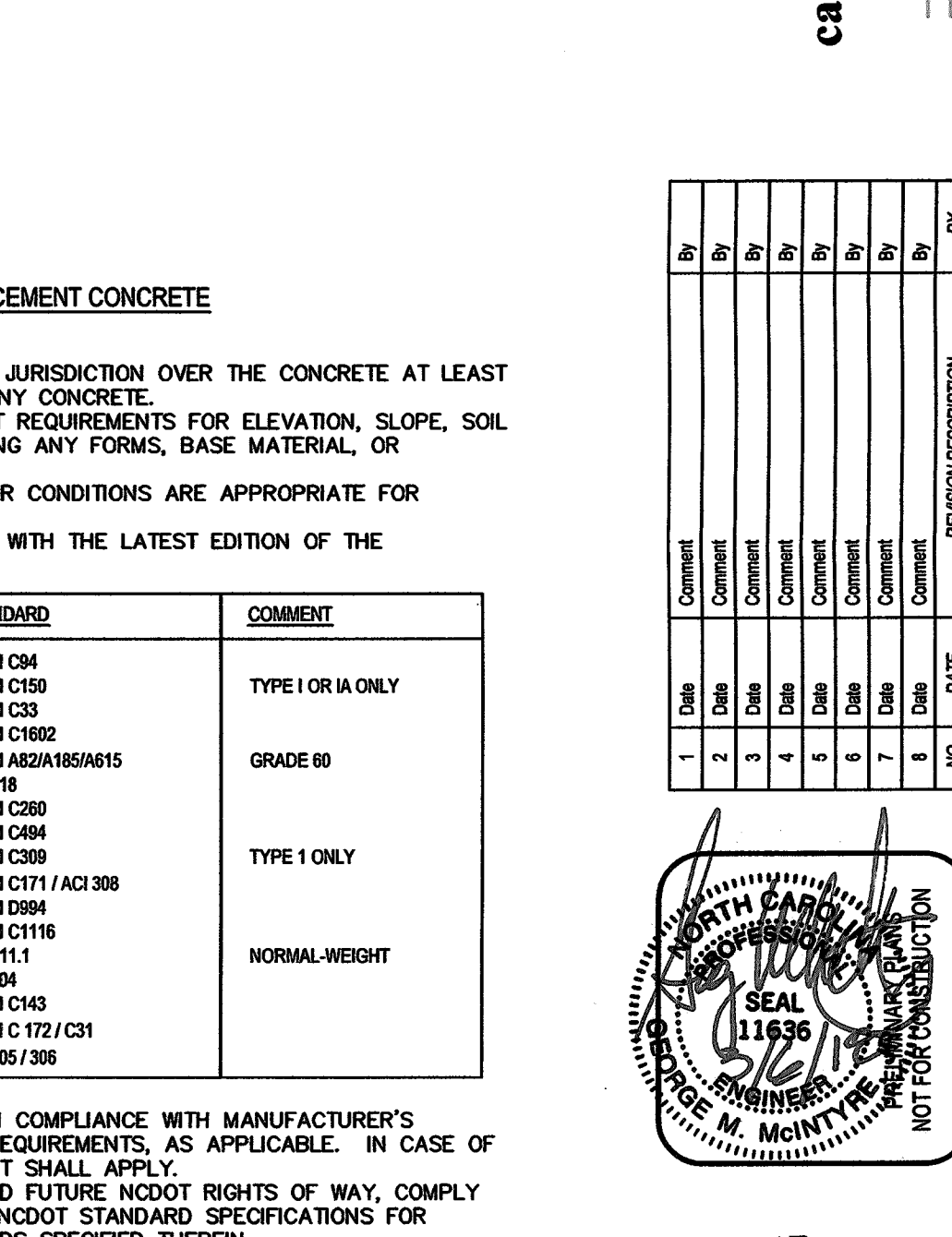
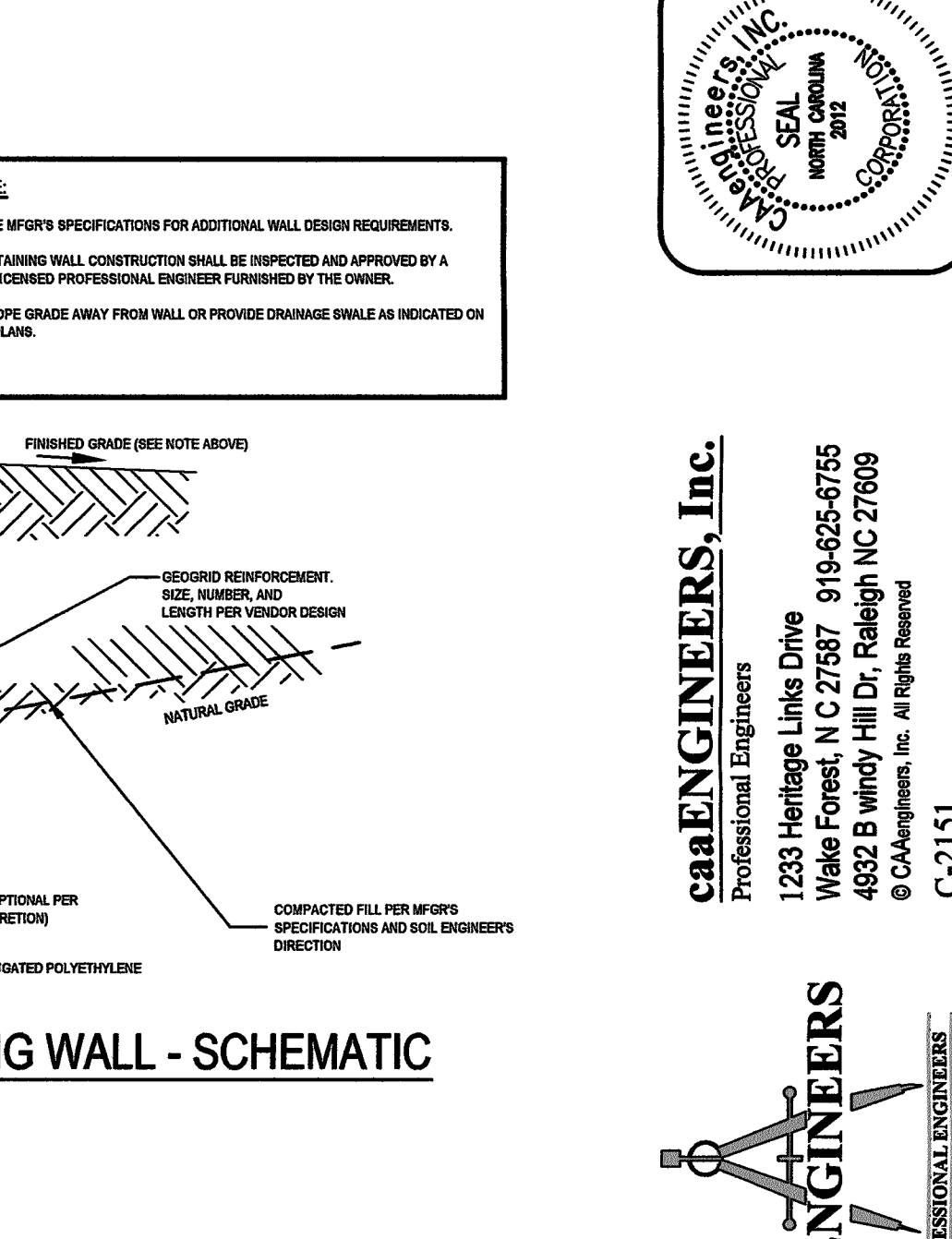
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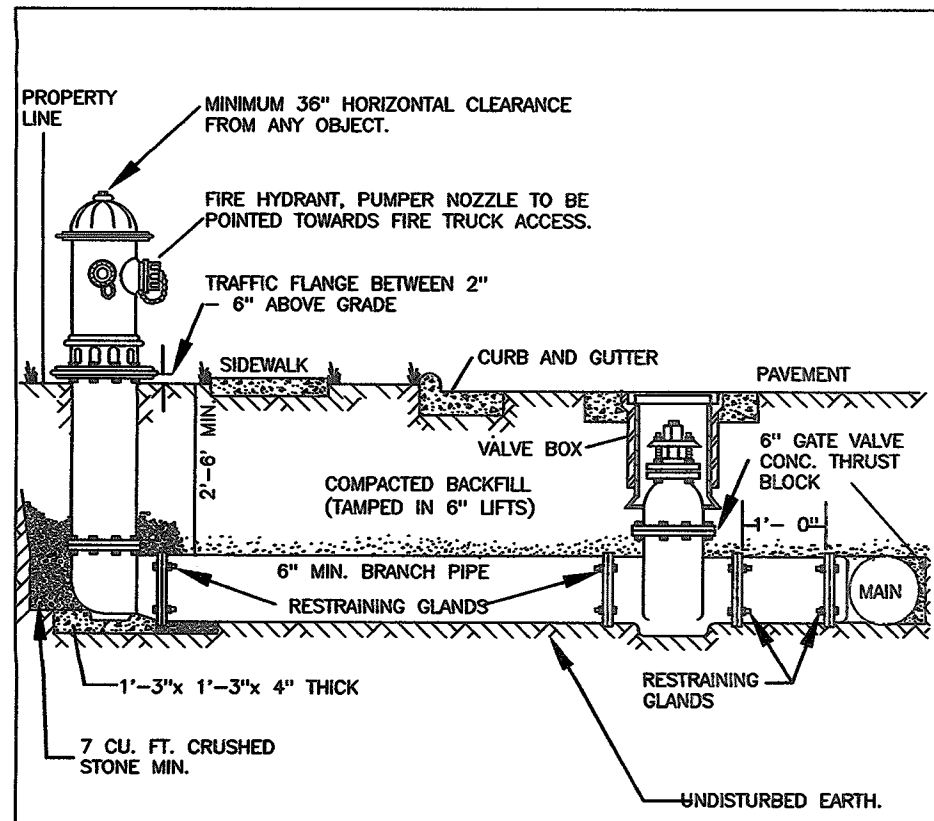
**Lighting Plan**  
**BRIER CREEK MEDICAL OFFICE BUILDING**  
**ACC BOULEVARD**  
Raleigh, NC

Job No. 4101  
Dwg No. **C6**



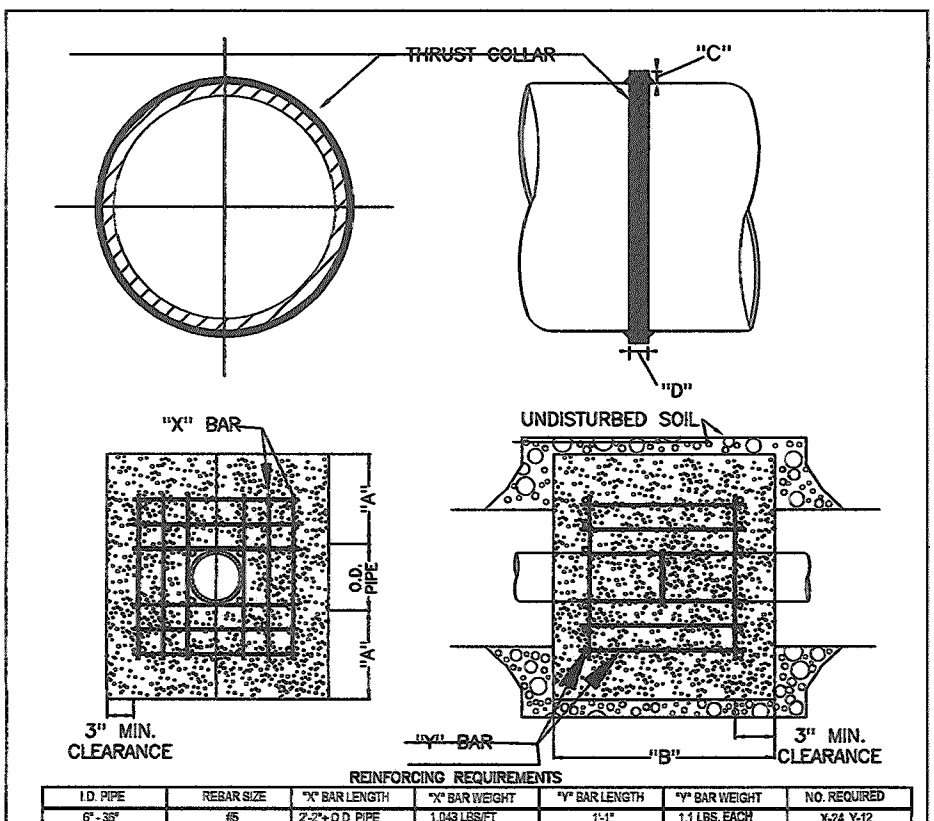






- NOTES:
- FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, MAIN, WATERSLOW, GLOW, EAST AFRICAN IRON WORKS, OR US PIPE.
  - BRANCH PIPE SHALL BE DUCTILE IRON ANSII C150-98.
  - 6" GATE VALVE SHALL BE WING G200-98 OPEN LEFT.
  - STEEL RODS AND BOLTS SHALL BE 3" NOT OPENED QUANTIZED.
  - FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION.
  - RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CASE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
  - FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW.

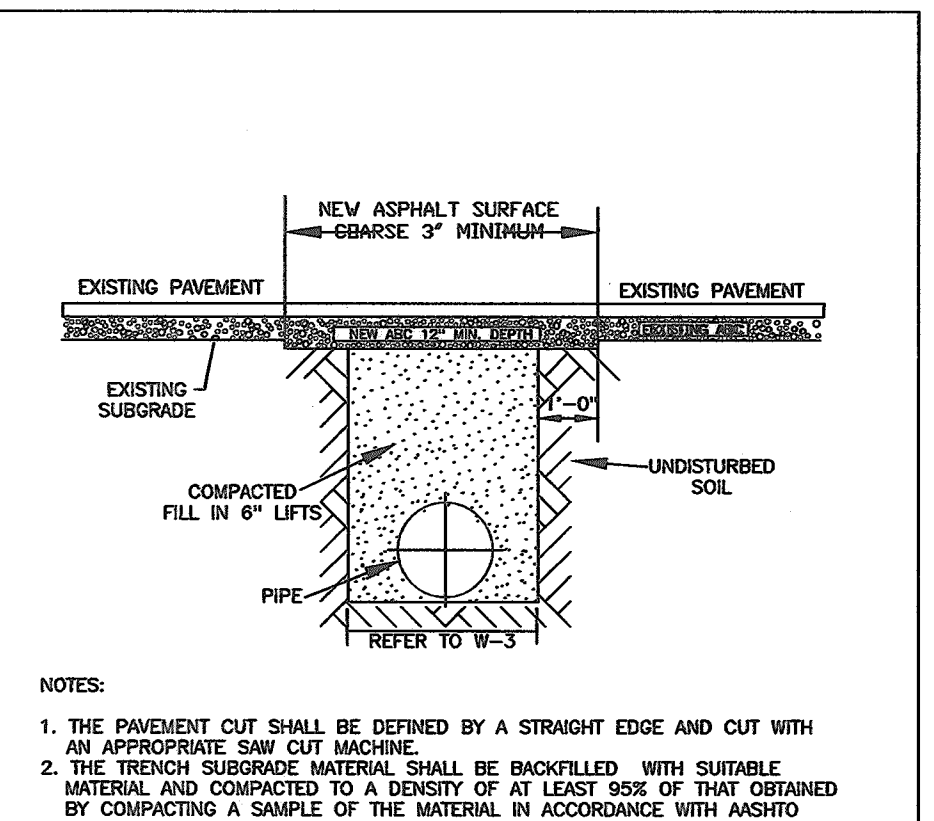
CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD FIRE HYDRANT INSTALLATION DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-4	1	4-6-04	RRH	2/17/09	
W-4	2	2/17/09	D.M.		



NOTES:

- SEE STANDARD DETAIL W-9 FOR THRUST BLOCK LOCATIONS.
- CONCRETE SHALL BE 3000 PSI AND TRANSIT MIXED.
- REINFORCING BARS SHALL BE DEFORMED AND TIED TOGETHER.
- TRENCH BOTTOM WIDTH IN VICINITY OF THRUST BLOCK INSTALLATION SHALL BE THE MINIMUM WIDTH AS SHOWN ON STANDARD DETAIL W-3.
- THRUST COLLAR MUST BE FACTORY WELDED ON BOTH SIDES ALONG BOTH EDGES OF COLLAR AROUND CIRCUMFERENCE.

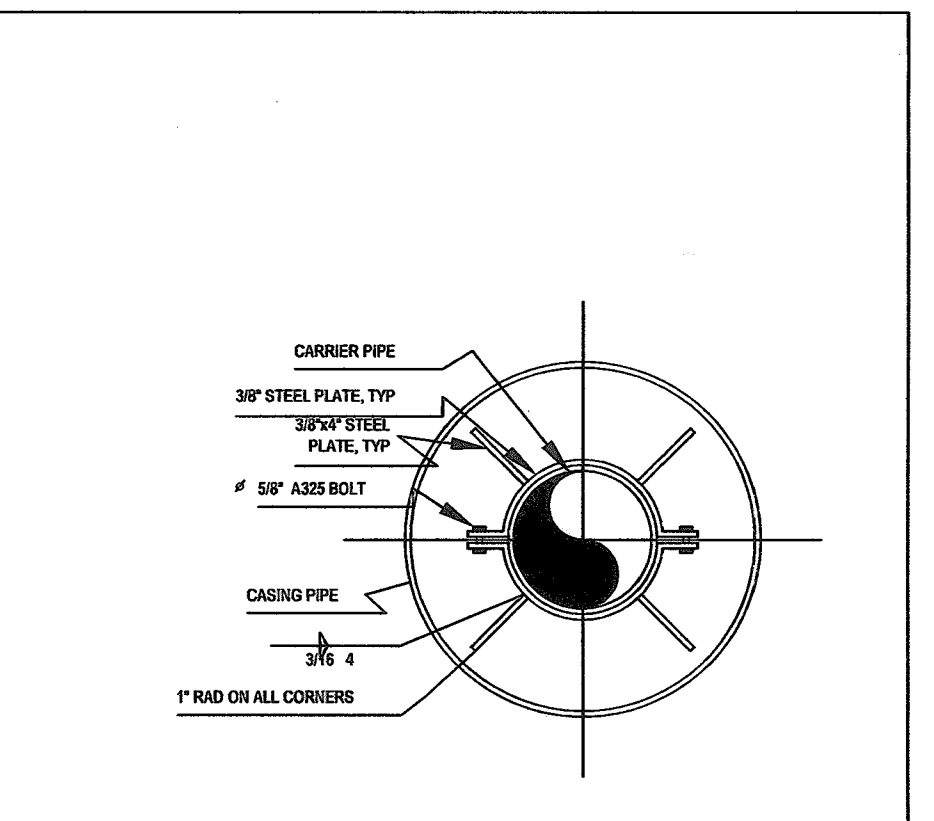
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DEPARTMENT OF PUBLIC UTILITIES					
THRUST BLOCKING DESIGN DATA FOR WATER MAINS					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-7	1	6-18-08	J.P.S.	11-1-09	



NOTES:

- THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
- THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCOT.
- THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCOT.
- THE ENTIRE THICKNESS / VERTICAL EDGE OF CUT SHALL BE TACKED.
- THE SAVE DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
- THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
- REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3, FOR ADDITIONAL DETAILS.
- NO HAND PATCHING ALLOWED.
- PAVEMENT CUTS WITHIN NCOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

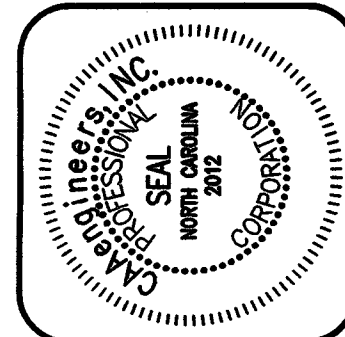
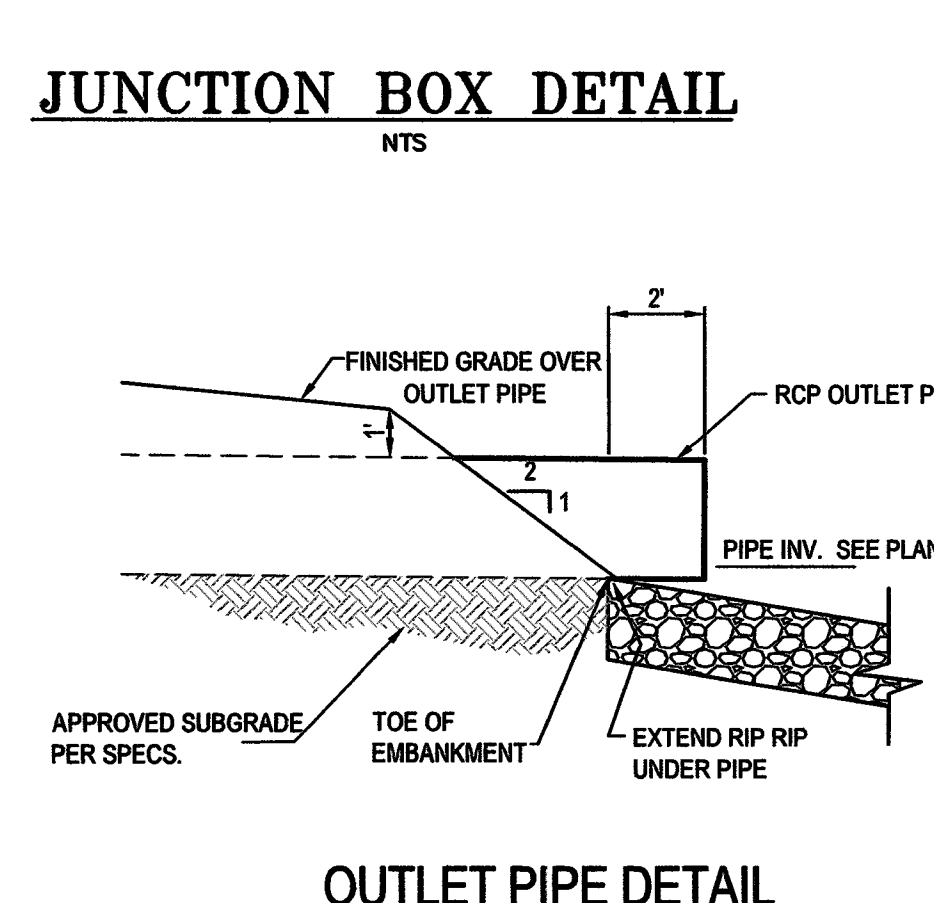
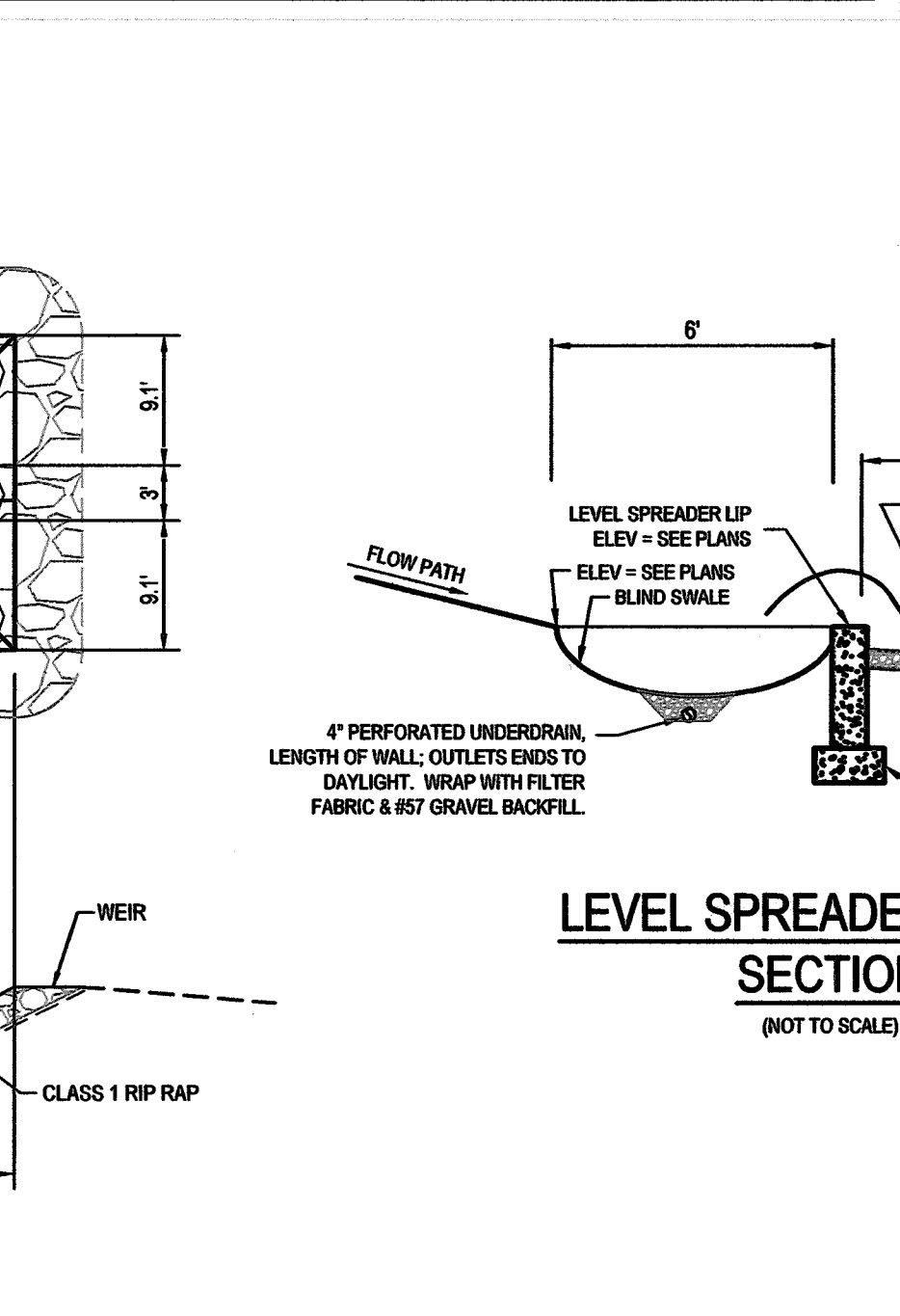
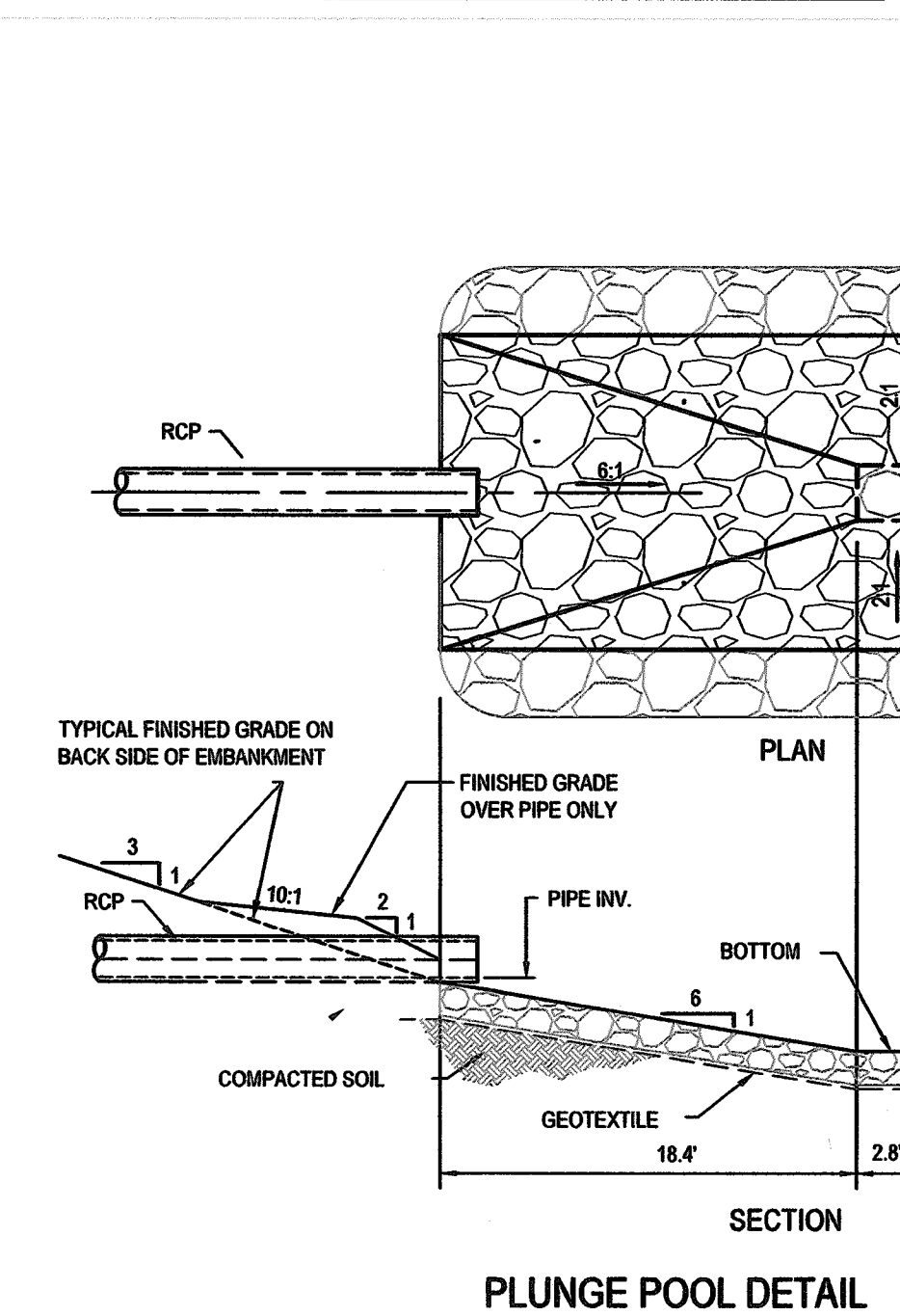
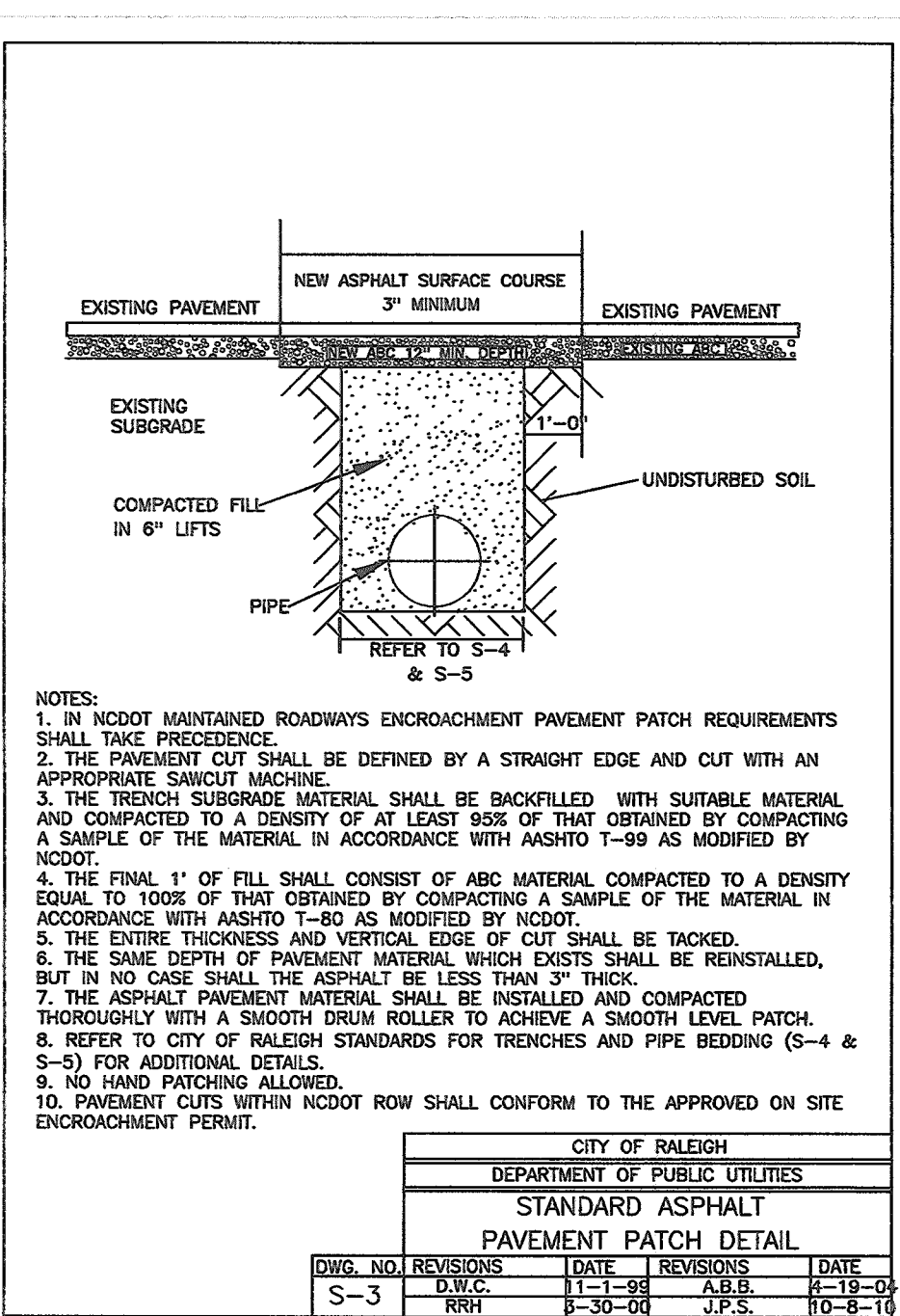
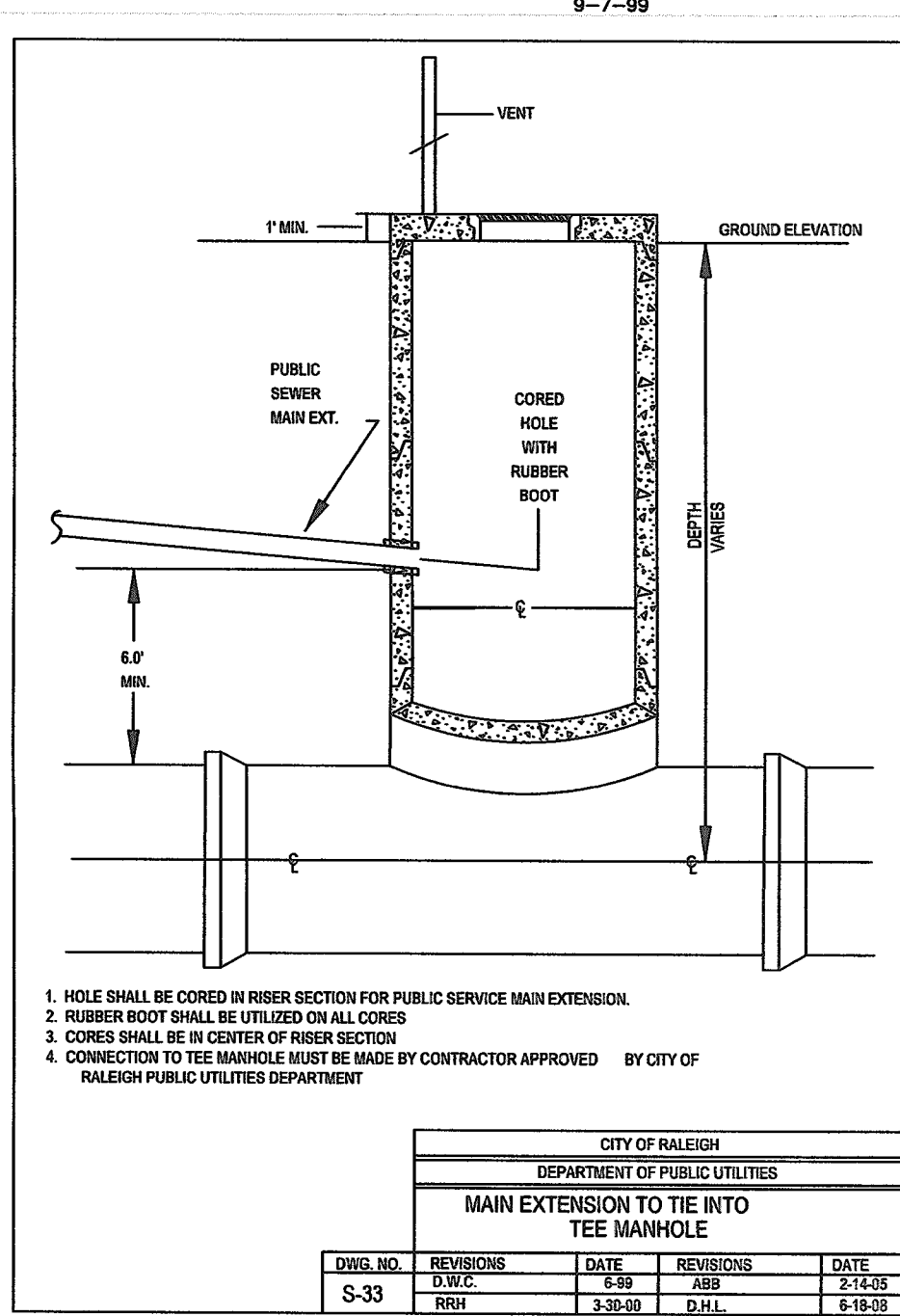
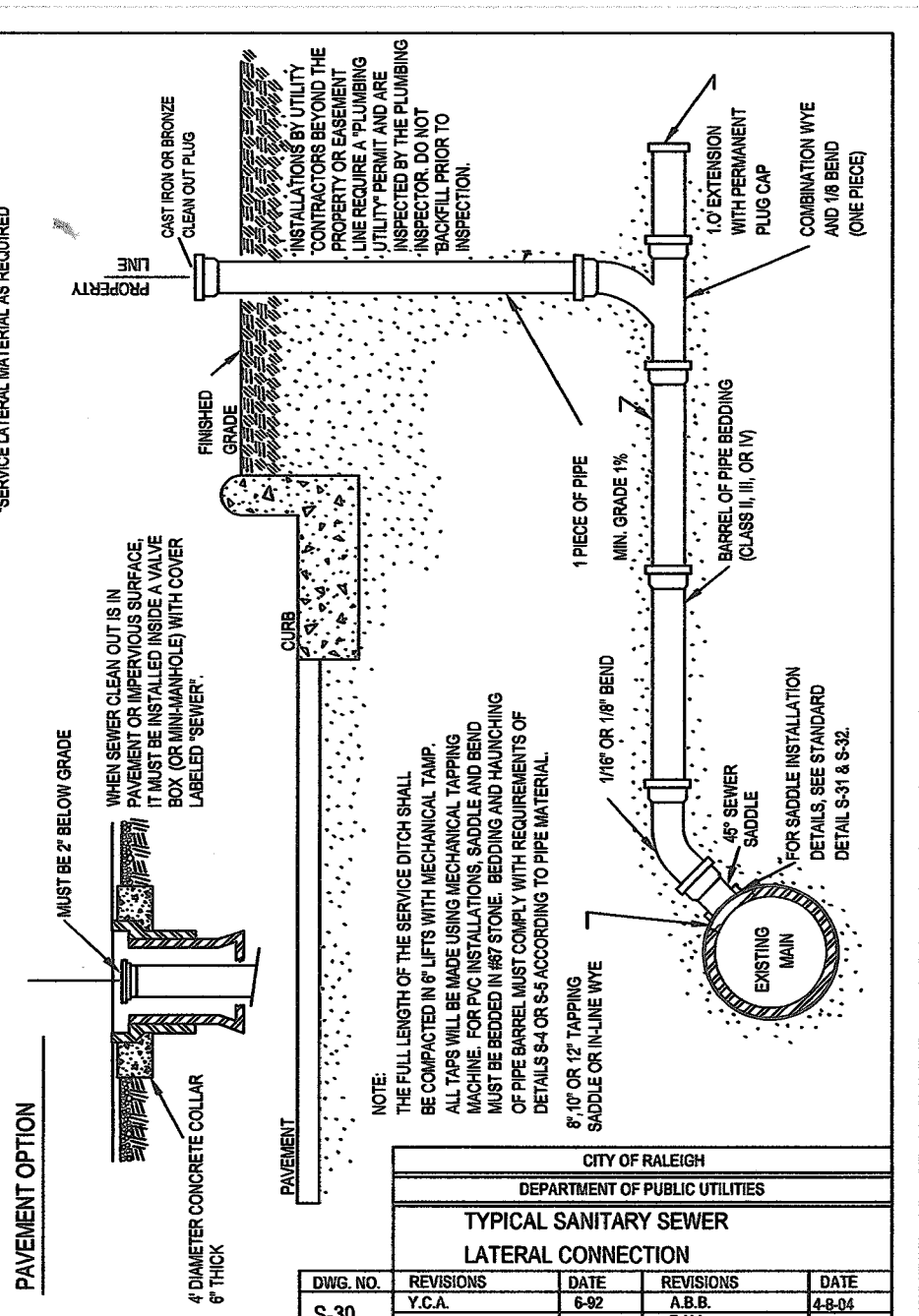
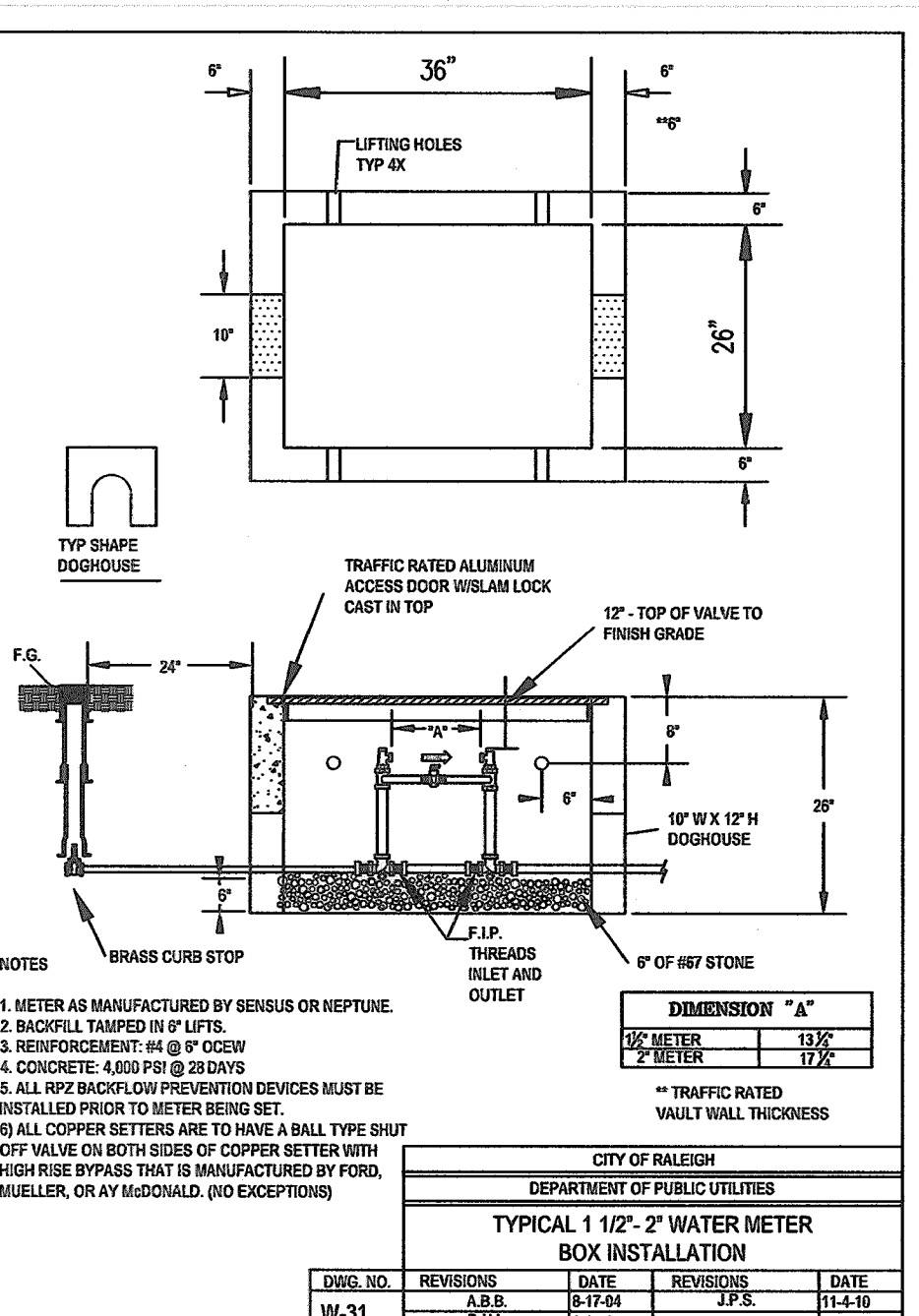
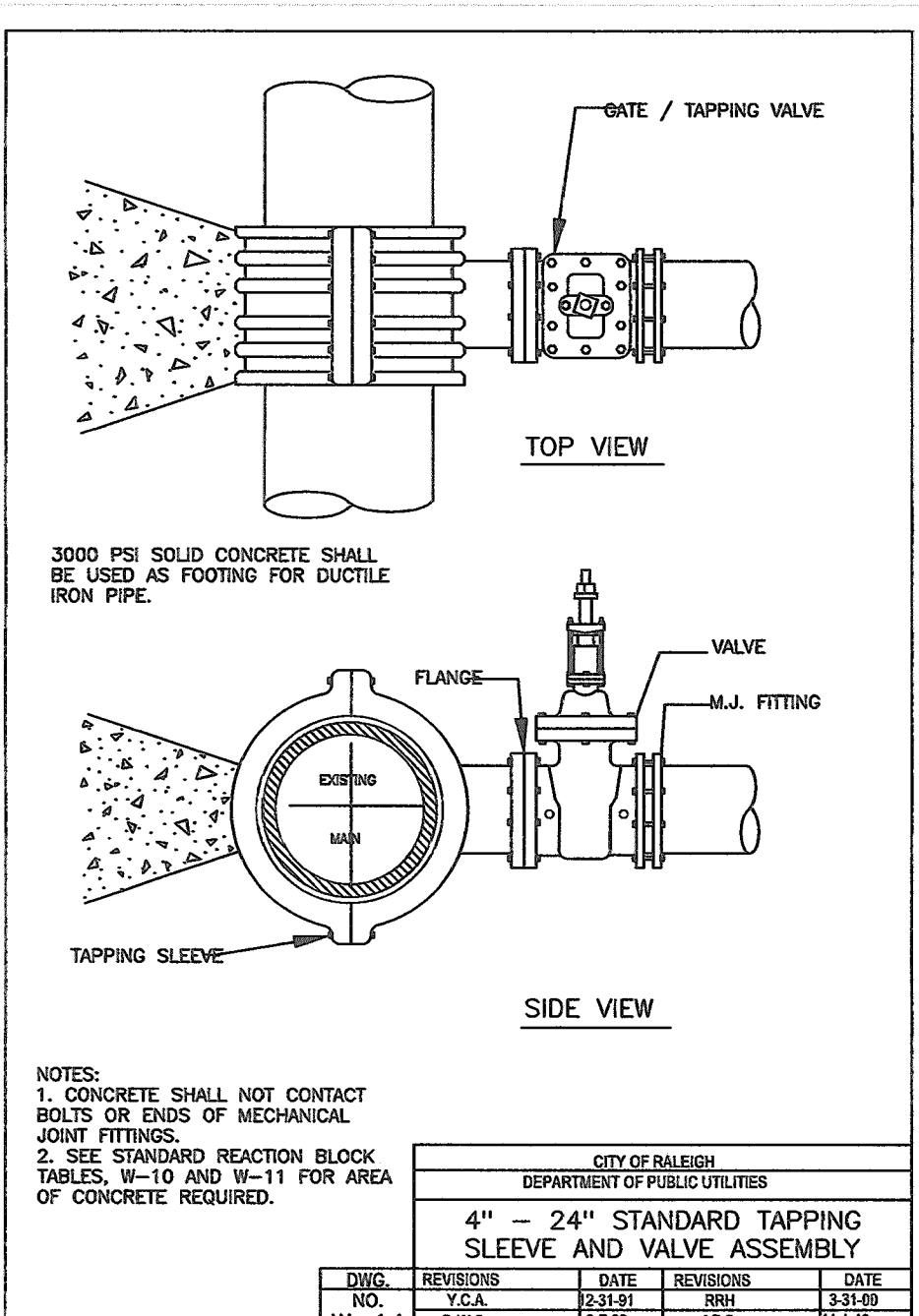
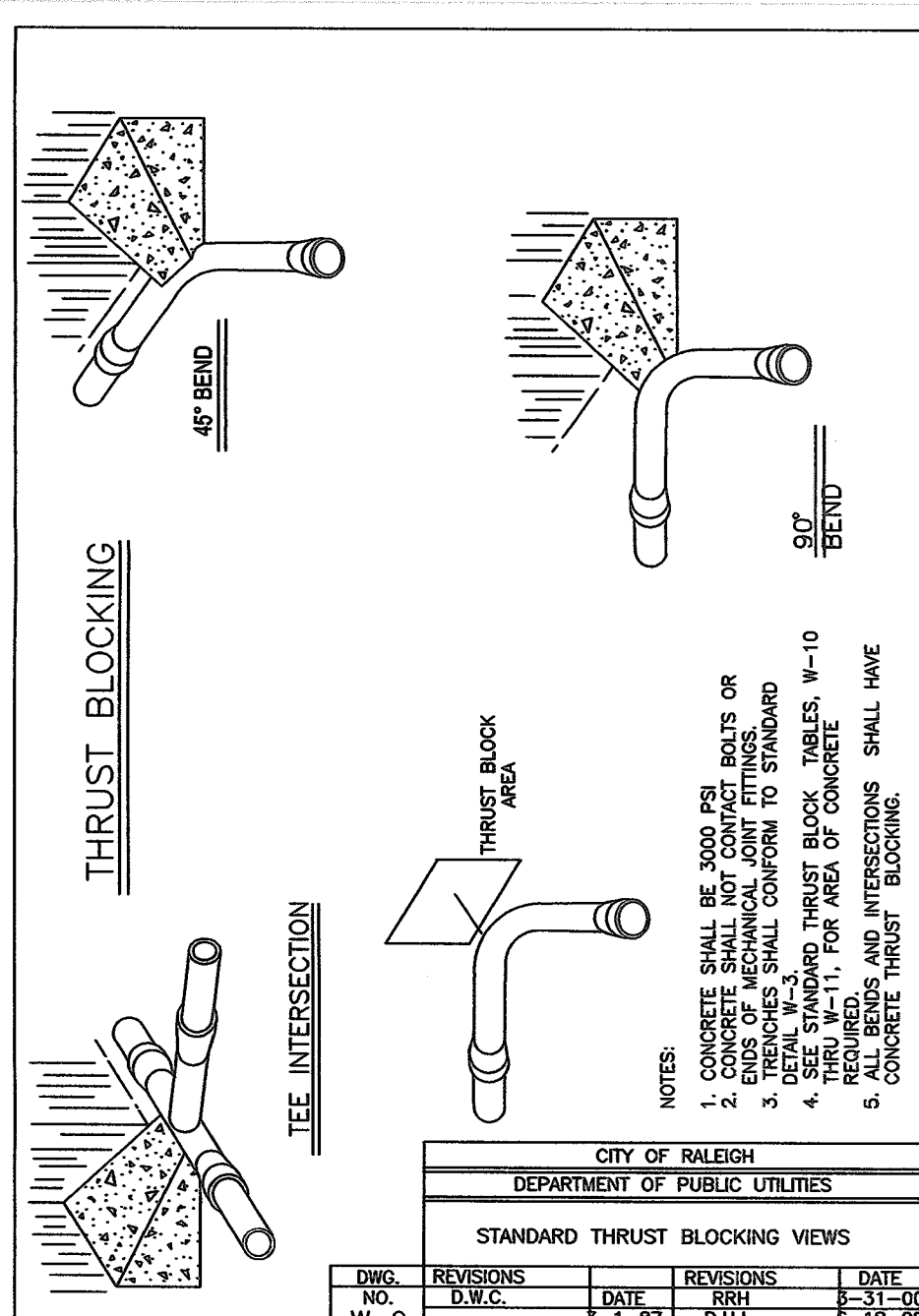
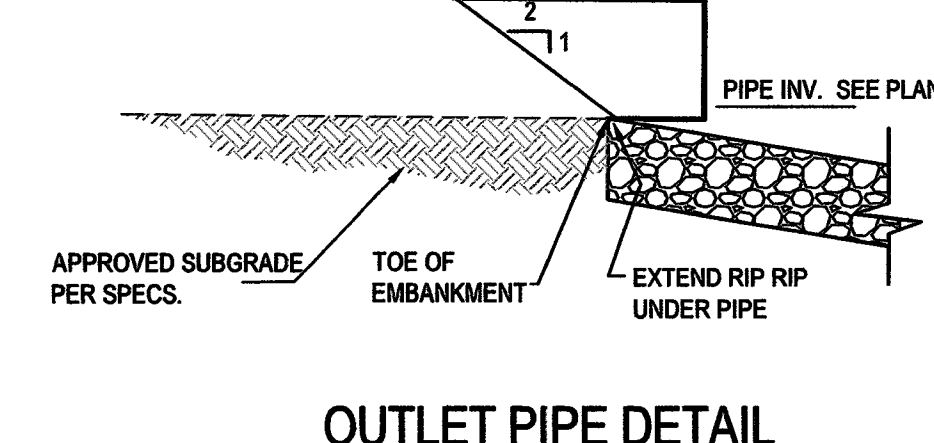
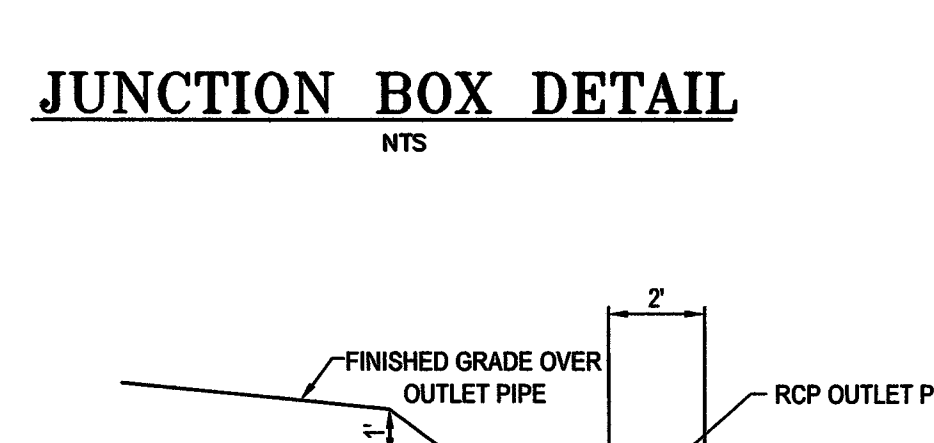
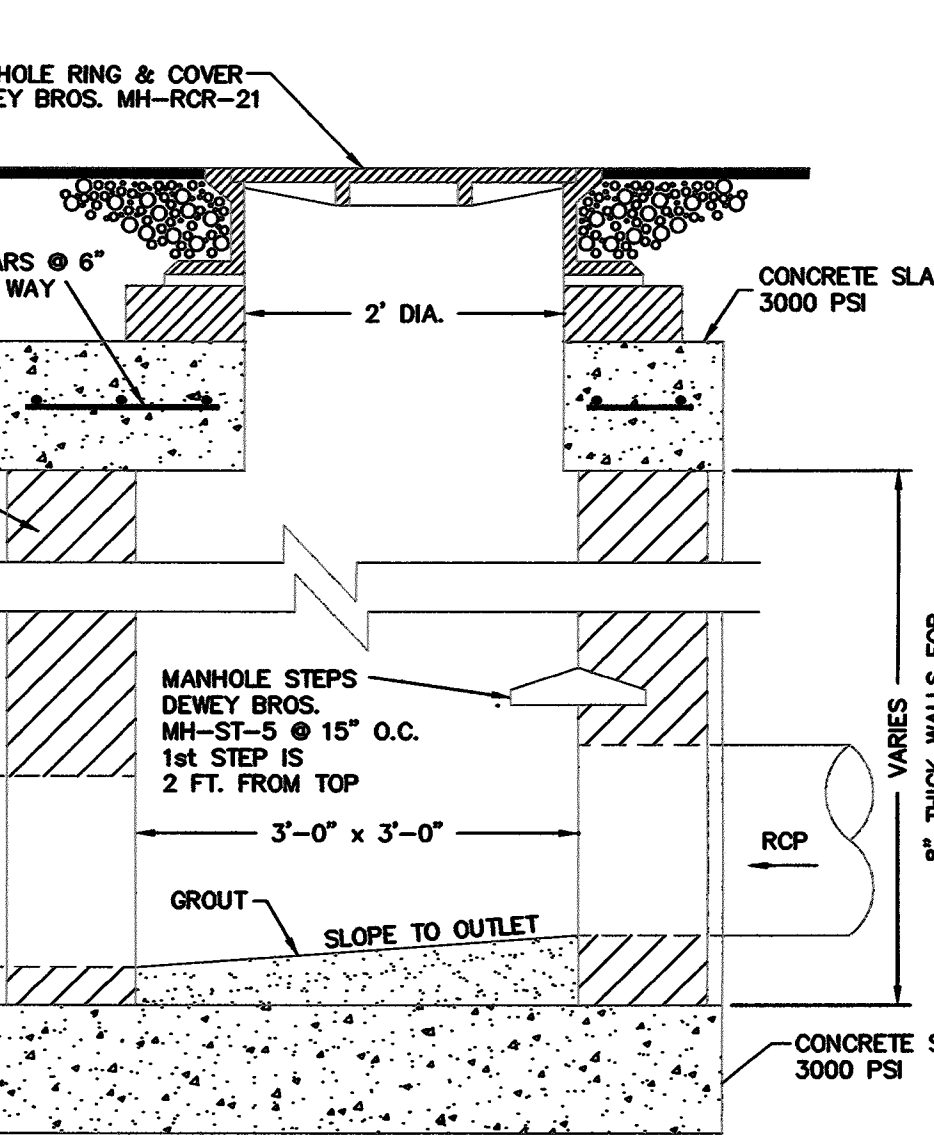
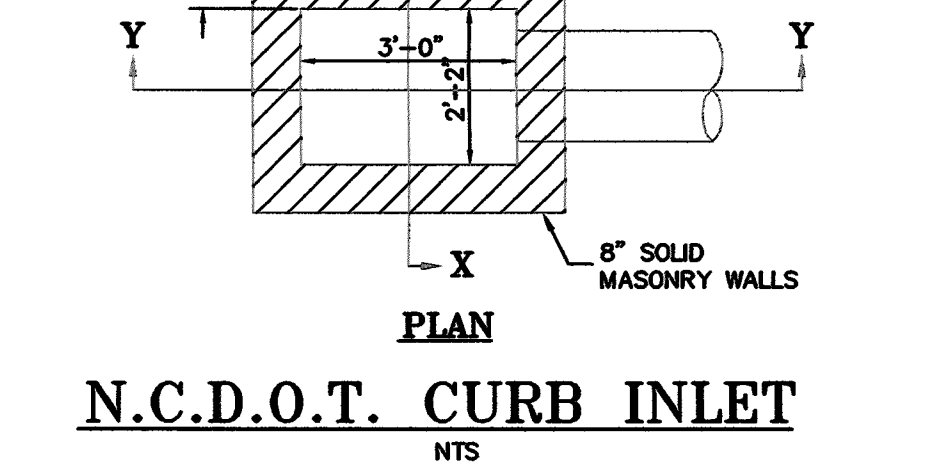
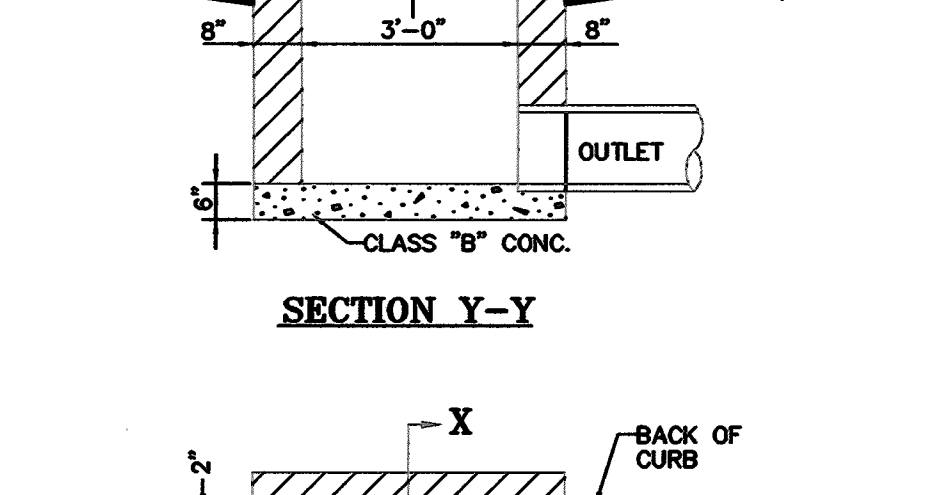
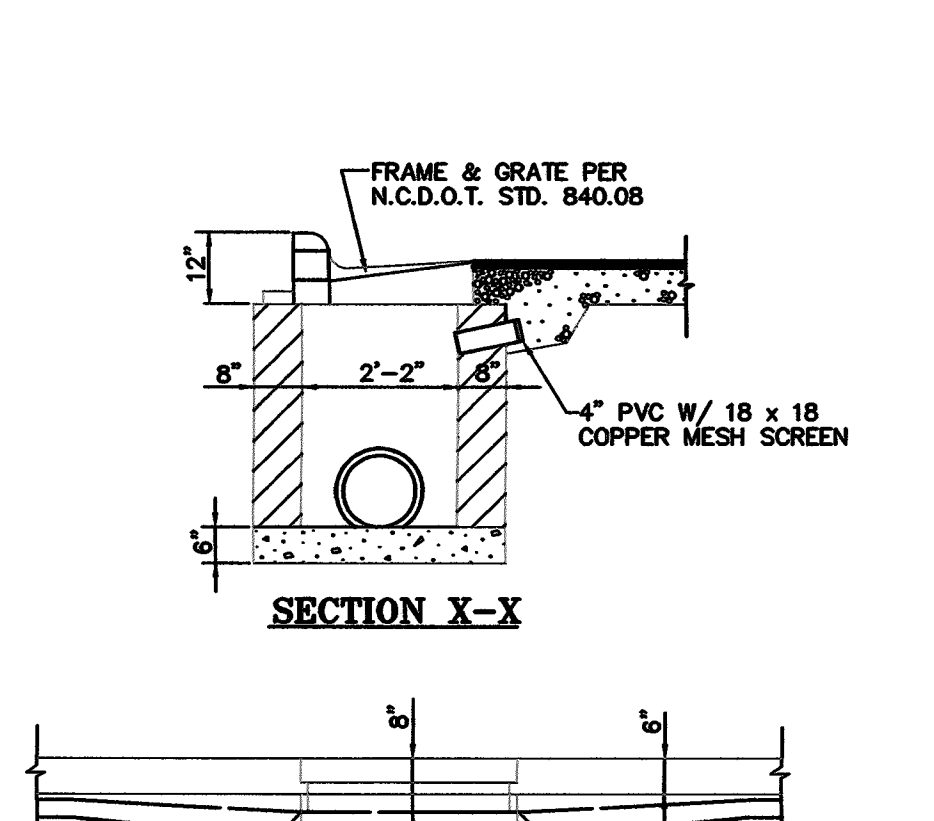
CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD ASPHALT PAVEMENT PATCH DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-2	1	11-1-09	J.P.S.	10-28-09	



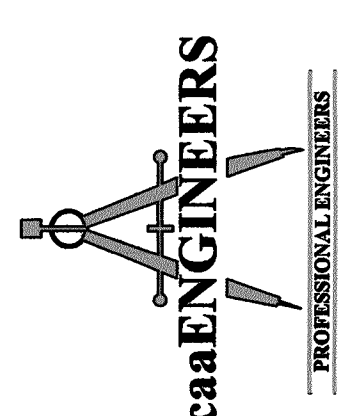
NOTE:

- USE A MINIMUM OF TWO SPIDERS PER PIPE JOINT ONE FOURTH OF THE PIPE JOINT LENGTH IN FROM BOTH THE BELL AND SPOT END.

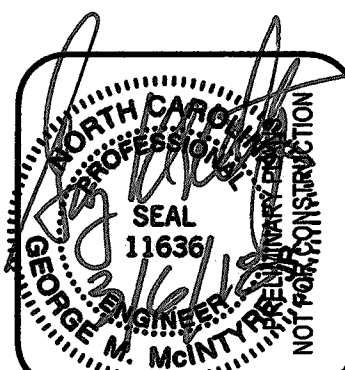
CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
PIPE ALIGNMENT GUIDE					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-40	1	3-31-09	A.B.B.	1-16-09	



**caaENGINEERS, Inc.**  
Professional Engineers  
1235 Heritage Link Drive  
Wake Forest, NC 27787 919-825-8755  
4832 E Windy Hill Dr, Raleigh NC 27609  
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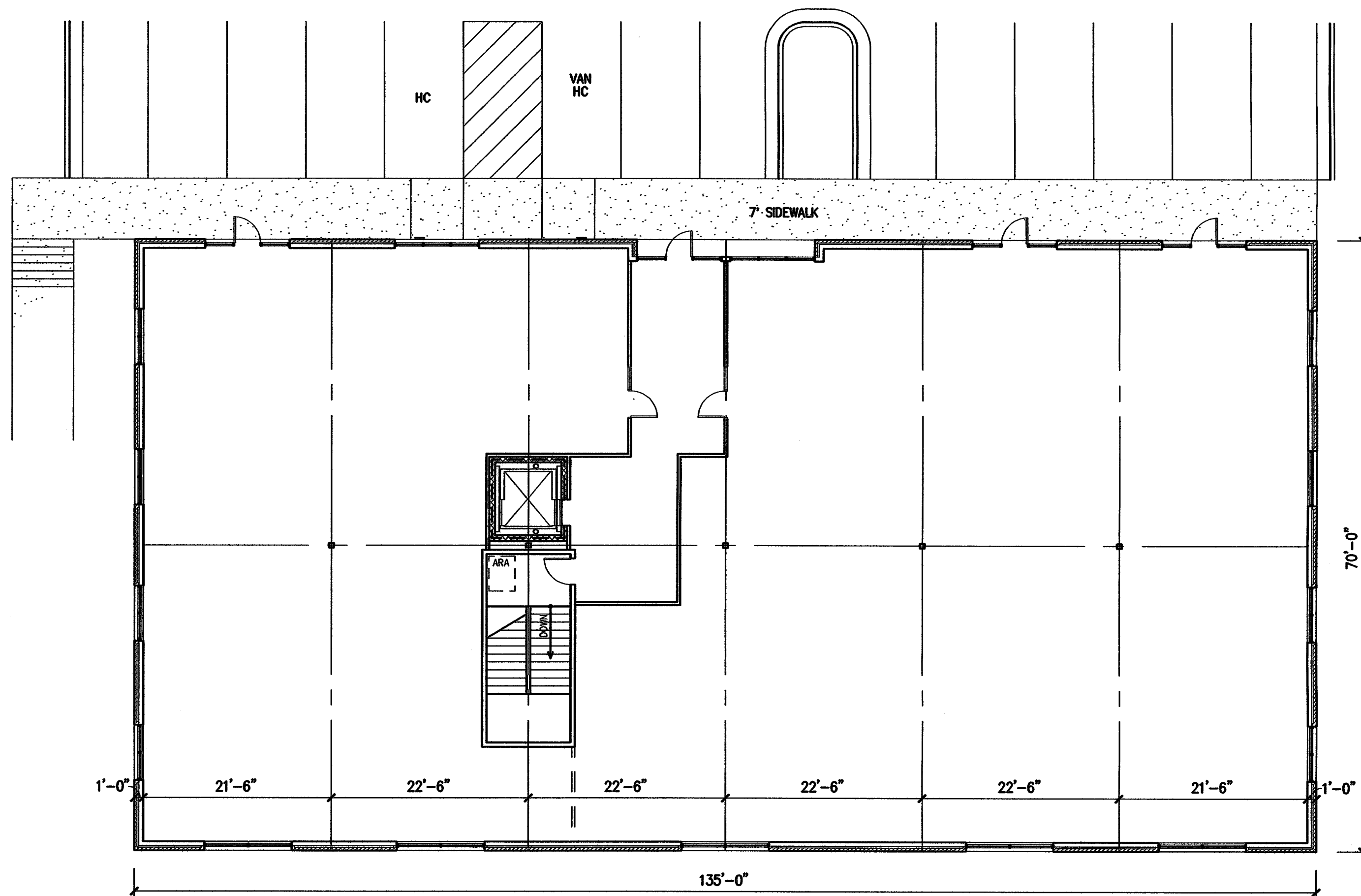


Rev	Date	Comment
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2		
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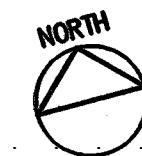
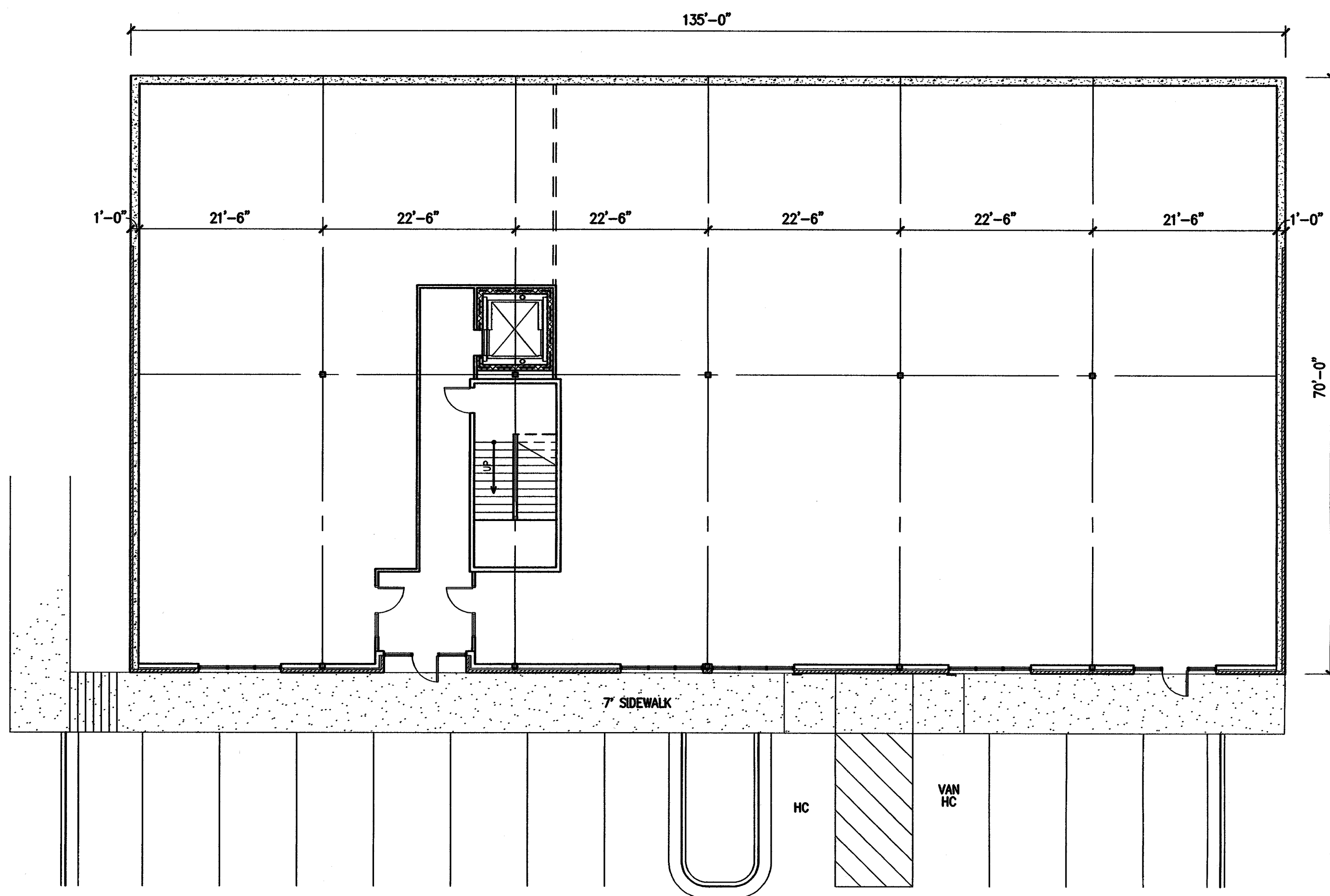


**Water / Sewer / Storm Details**  
BRIER CREEK MEDICAL OFFICE BUILDING  
ACC BOULEVARD  
Raleigh, NC

Job No. 4101  
Dwg No. **D2**



2 UPPER LEVEL PLAN (9,450 SF)  
SCALE: 3/32" = 1'-0"



1 LOWER LEVEL PLAN (9,450 SF)  
SCALE: 3/32" = 1'-0"

PRELIMINARY  
ONLY

NOT FOR  
CONSTRUCTION

**URENA**  
ARCHITECTURE  
URENA ARCHITECTURE, PA  
212 POWELL DR. SUITE 100 RALEIGH, NC 27603  
TEL. (919) 852-2329 FAX (919) 852-2322

OFFICE BUILDING  
SHELL  
7901 ACC BLVD.  
RALEIGH, NC

REVISIONS

UPPER & LOWER  
FLOOR PLANS

3/3/2018

A1

1728-P



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SHELL  
7901 ACC BLVD.  
RALEIGH, NC

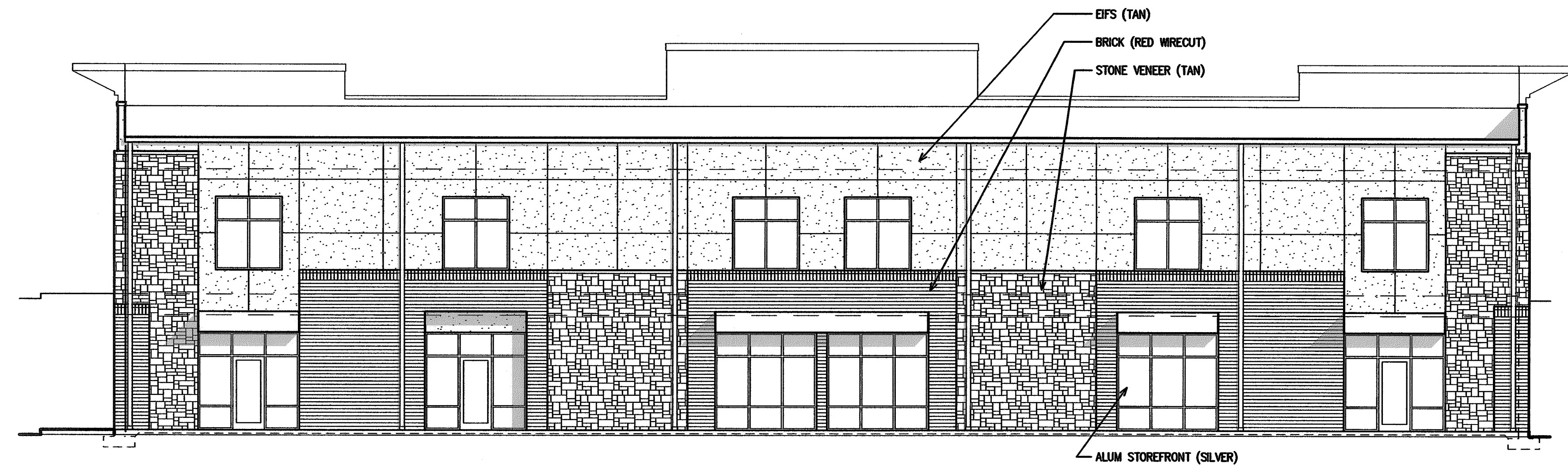
REVISIONS

EXTERIOR  
ELEVATIONS

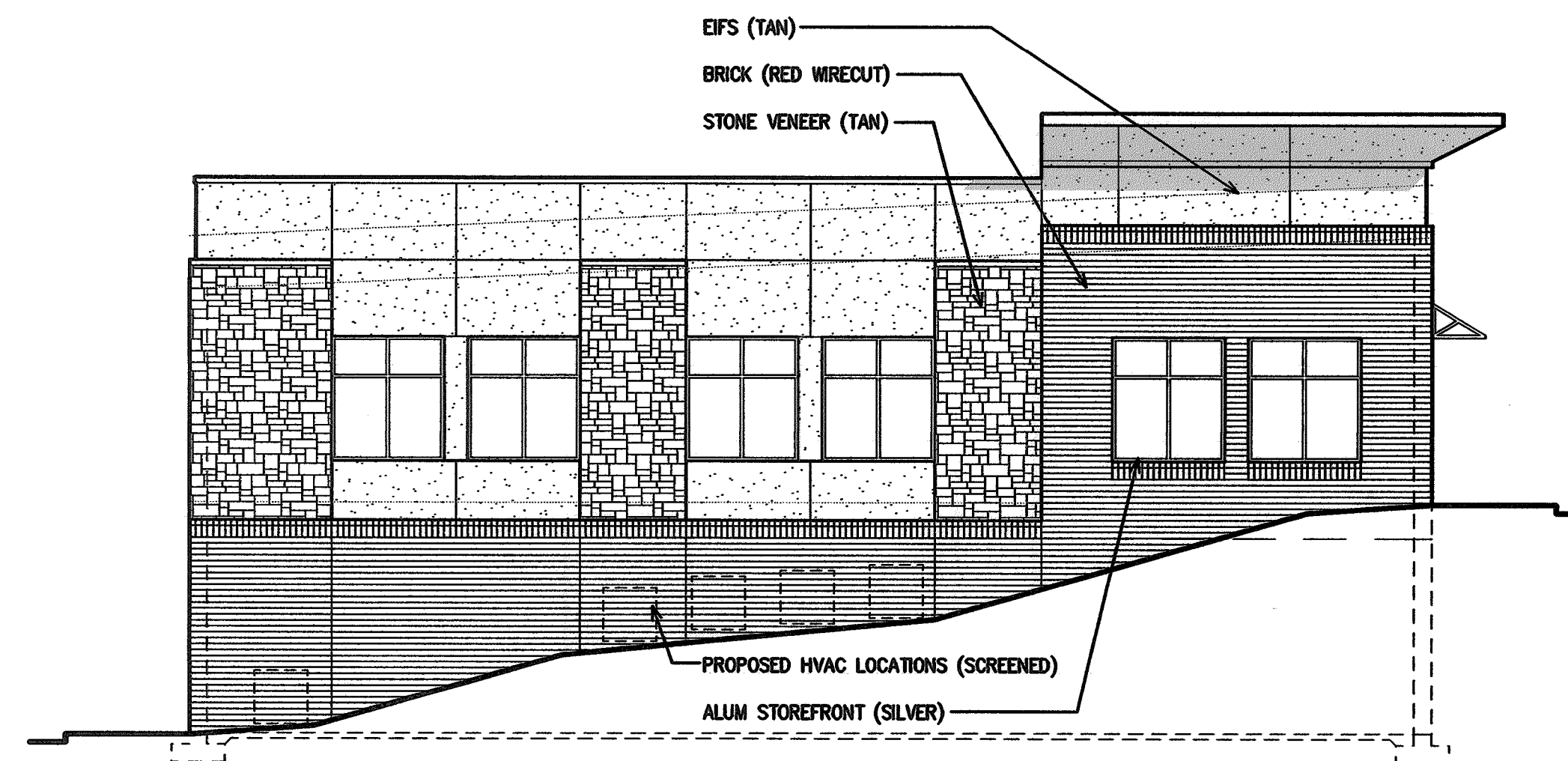
3/3/2018

A2

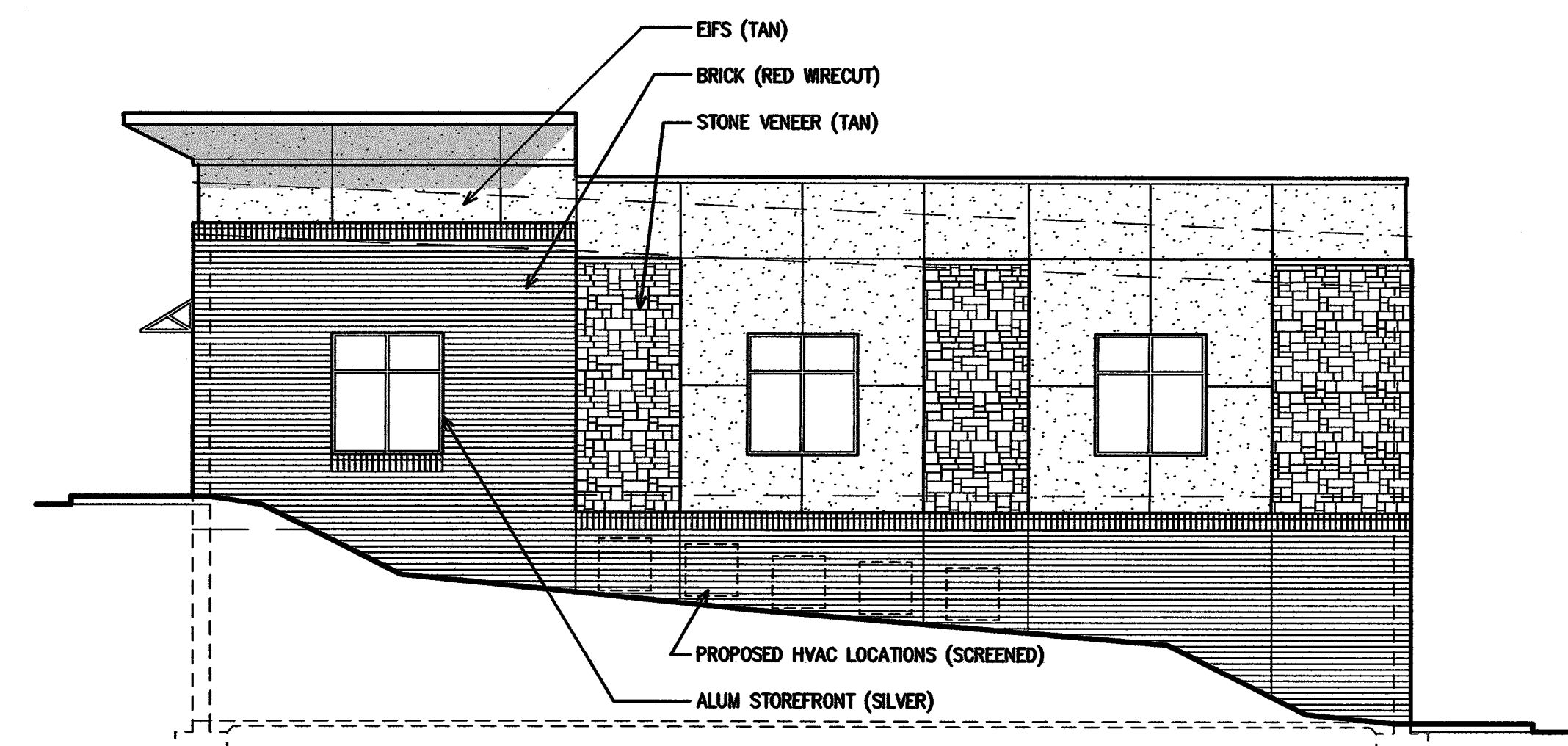
1728-P



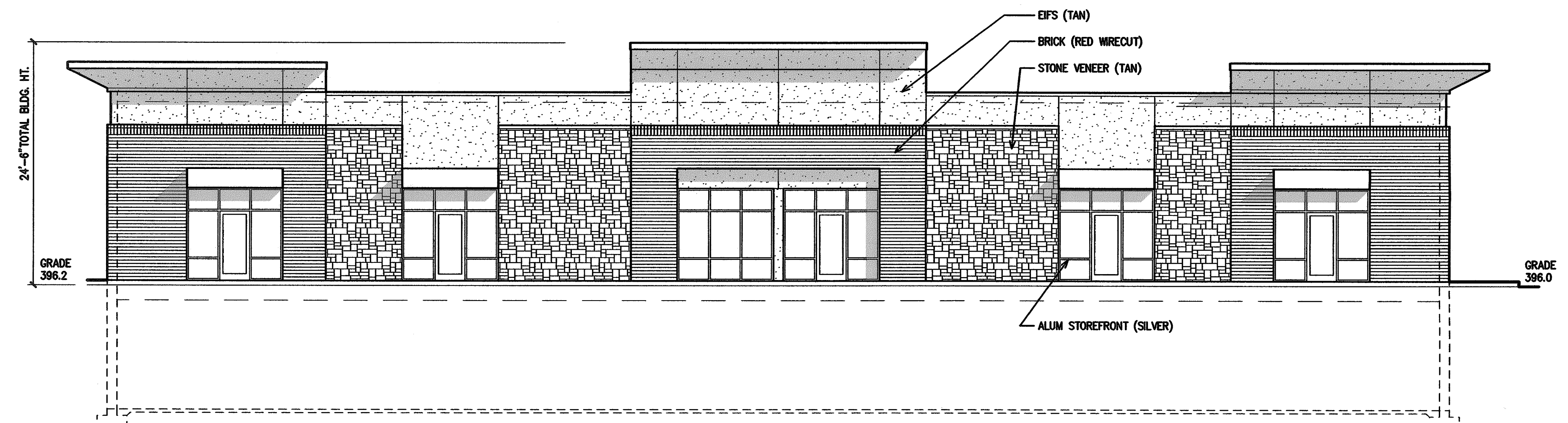
4 REAR ELEVATION (SOUTH)  
A2 SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION (EAST)  
A2 SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION (WEST)  
A2 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (NORTH)  
A2 SCALE: 1/8" = 1'-0"